

Date: 25th September 2025
Application: 251129



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Variation/Removal of Condition Consultation

Application Number: 251129

Applicant: Mr Jonny Denton

Site Address: Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ

Parish: Sonning

Grid Reference: Easting - 476381, Northing - 174687

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2, 3, 4, 5 and 6 of consent 200951 for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. Condition 2 refers to approved details, 3 to materials, 4 to drainage details, 5 to highway construction details, 6 to electric vehicle charging. Variation is to allow changes to car parking and garages, change of wording of condition 3, 4, 5, 6 to allow changes caused by the alterations to the proposed layout.

Case Officer: Benjamin Hindle

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251129. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey / Phil Milburn		
Service	WBC Highways	App No:	251129
Address:	Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ.		
Proposal:	Application to vary condition 2, 3, 4, 5 and 6 of consent 200951 for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. Condition 2 refers to approved details, 3 to materials, 4 to drainage details, 5 to highway construction details, 6 to electric vehicle charging. Variation is to allow changes to car parking and garages, change of wording of condition 3, 4, 5, 6 to allow changes caused by the alterations to the proposed layout.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
☒ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The LHA are satisfied with the proposed construction materials and highway construction details which have been agreed through process of a Section 38 and Section 278 agreement. Therefore, the LHA are satisfied for Condition 3 (Materials) and Condition 5 (Highway Construction Details) to be discharged.

Date:	25.09.25	Signed:	Ben Amey / Phil Milburn
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