



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

40

Suffix

Property Name

Address Line 1

Chatsworth Avenue

Address Line 2

Address Line 3

Wokingham

Town/city

Winnersh

Postcode

RG41 5EU

Description of site location must be completed if postcode is not known:

Easting (x)

477602

Northing (y)

170839

Description

Applicant Details

Name/Company

Title

Mr

First name

Raoh

Surname

Wong

Company Name

Address

Address line 1

40 Chatsworth Avenue

Address line 2

Address line 3

Town/City

Winnersh

County

Wokingham

Country

Postcode

RG41 5EU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby grants permission for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).
2. Approved details - This permission is in respect of the submitted application plans and drawings labelled/numbered Location Plan, D001a REV C, D002a REV C, D002b REV C, D002c REV C, D002d REV C, D002e REV C, D002f REV C, D003a REV C, D003b REV C, D003c REV C, D003d REV C, D003e REV C, D003f REV C, Car Park Plan, Plant Plan, Material Plan & 256-CW-GA01 REV P2 received by the local planning authority on 22/04/24, 15/05/24, 21/05/24 & 23/05/24. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.
3. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

Reference number

241030

Date of decision

17/06/2024

What was the original application type?

Householder planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1. The eave of the extension is proposed to change from flush to projecting approximately 450mm from the external wall due to better weather proof and sun shading performance. Also it helps to prevent rainwater drip back along the wall triggering water seepage. The projection will not change the overall height and only a minor projection horizontally. It won't bring up any blocking of sunlight to its neighbours and the minor projection is within the premises boundary.

2. The spacing of skylights on the extension flat roof is proposed to shift a bit to suit the spacing of timber roof joist. There is no change of height.

Please state why you wish to make this amendment

The reasons for hte changes are only for enhancing buildability and weatherproof performance.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

D003b (Rev C) , D003e (Rev C) and D003f (Rev C)

New plan/drawing numbers

D003b (Rev D) , D003e (Rev D) and D003f (Rev D)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

241030

Date (must be pre-application submission)

15/03/2024

Details of the pre-application advice received

Conditions

Officer recommended standard conditions: CA2, CA5, CB9

Officer recommended non-standard conditions: N/A

Consultee recommended conditions: N/A

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Pak Ho Chan

Date

28/10/2024