



**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 Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Austen

Surname

Robilliard

Company Name

Address

Address line 1

8 Hurst Park Road

Address line 2

Address line 3

Town/City

Twyford

County

Country

GB

Postcode

RG10 0EY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

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

We have planning permission to re-develop the clubhouse of the Twyford Tennis Club. The proposal was for the erection of 1 building to form a clubhouse with associated hardstanding, canopy roofs and an integral store, to replace the existing temporary modular structure.

Reference number

231129

Date of decision (date must be pre-application submission)

15/08/2023

Please state the condition number(s) to which this application relates

Condition number(s)

The quoted numbers in the application are:

2023-700
2023-100
2023-500
2023-400
2023-300
2023-200

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

Discharge of external materials condition

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

We are looking to build a timber structure for the clubhouse. There is an existing concrete base which needs removing and replacing with a reinforced concrete slab with a damp proofing membrane.

The structural frame and exterior will consist of the following specification: Inner Wall 70mm x 185mm Triple T&G C24 Graded Norwegian Logs, 200mm Insulated Wall Cavity inc battens, Intelligent membrane, 25mm air gap battens, Breather membrane, External 20mm Thermowood Boards and corner caps. The floor will include 200mm x 50mm Treated Floor Raft @ 500 c/c, 28mm x 115mm T&G Flooring Boards and 175mm Insulation. In addition, there will be 200mm Cavity Insulation For Walls & Roof, 150mm PIR Boards for Floor to achieve approx U Values of 0.18 W/m2k.

The canopy roof will be designed to match the approved drawings (pitched) and will consist of timber to the following specifications: 320mm x 100mm Glue Laminated Perlins, 200mm x 50mm Rafters @ 400 c/c, 15mm Structural OSB top sheet, 12mm x 115mm Inner Roof Boards, Roofing Membrane, Ventilated Roof.

The windows would have aluminium frames, double-glazed safety glass, toughened in court facing panels.

The external doors would also have aluminium frames, double-glazed safety glass and be step free and level access throughout the structure. These will be multi-locking and IV78 grade.

To meet sustainability measures, we propose to install LED lighting throughout and water saving sanitary fittings.

I trust this is sufficient detail on the proposed materials, but I have attached the quote from the specialist who provided the specifications for us.

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

231129

Date (must be pre-application submission)

29/06/2026

Details of the pre-application advice received

Information on the type of application needed and links to where the applications can be made.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Austen Robilliard

Date

22/07/2026

Amendments Summary

We've included detailed specifications of the materials and the quote as an example from the specialist. These were missing from the original application.