



**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	
Suffix	
Property Name	Paddock Farm
Address Line 1	Nine Mile Ride
Address Line 2	
Address Line 3	Wokingham
Town/city	Finchampstead
Postcode	RG40 4QB

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

Easting (x)	Northing (y)
477889	164619

Description

Applicant Details

Name/Company

Title

Mr

First name

NICK

Surname

BLAIR

Company Name

BARKHAM HOMES LTD

Address

Address line 1

12 Limmer Close

Address line 2

Address line 3

Town/City

Wokingham

County

Country

United Kingdom

Postcode

RG414DF

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

PADDOCK FARM

Number:

Suffix:

Address line 1:

NINE MILE RIDE

Address Line 2:

Town/City:

WOKINGHAM

Postcode:

RG40 4QB

Date notice served:

13/02/2026

Description of Your Proposal

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

Full application for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings

Reference number

223032

Date of decision

27/07/2023

What was the original application type?

Full 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

Plot 1 amendments:

1. Remove the window in the first floor ensuite between bedrooms 2 and 3 on side elevation
2. Remove the small window in the master bedroom in the side elevation
3. Remove the utility room window on the front elevation
4. Increase the width of the utility room window in the rear elevation from 600mm to 910mm

Please state why you wish to make this amendment

To improve the overall design

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

2627 Dwg 01A

New plan/drawing numbers

2627 Dwg 01B

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

EMAIL

Date (must be pre-application submission)

09/02/2026

Details of the pre-application advice received

The changes you've outlined appear likely to fall within the scope of a non material amendment. The removal of the windows is unlikely to materially affect the appearance of the approved scheme, and the widening of an existing opening is not expected to introduce any additional overlooking.

That said, this advice is provided without prejudice to a formal determination.

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

NICK BLAIR

Date

14/02/2026