



**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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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	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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a 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 (date must be pre-application submission)

27/07/2023

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

Condition number(s)

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered (3741/301 C) (2627/01A) (2627/04) (2627/05A) received by the local planning authority on 10/10/2022, 15/02/2023 & 03/04/2023. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

02/05/2025

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

To permit the addition of a balcony to Plot 2 as shown on the attached plans in lieu of the approved Juliet balcony and also to include the approved phasing plan

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Vary condition 2 to planning permission consent 223032 (approved plans/drawings) to allow Drawing no 2627-04C and 2627-05B to include the approved phasing plan

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 AND PHONE CALL

Date (must be pre-application submission)

22/08/2025

Details of the pre-application advice received

s73 application advised

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** 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 (DD/MM/YYYY): 12/08/2025
Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

NICK

Surname

BLAIR

Declaration Date

11/09/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

11/09/2025