

Date: 29 January 2026
Application: 252985



WOKINGHAM
BOROUGH COUNCIL

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Dear Mark Leedale,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 250039**

Application Number: 252985

Applicant Name: Mrs L Potter

Site Address: 74-76 Rear Of, Barkham Road, Wokingham, Wokingham, RG41 2RD

Proposal: Application for submission of details to comply with the following condition of planning consent 250039 dated 11.03.2025. Condition 3 relates to external materials, 4 to ground and building levels, 5 to construction method statement, 6 to archaeological works, 7 to landscaping.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 3, 4 & 7, no further information is required to meet the requirements of these conditions. However, these conditions can only be discharged in full once the development has been carried out in accordance with the approved details.
- Acceptable details have been submitted in relation to conditions 5 & 6. These conditions are discharged in accordance with the approved details.
- No details have been submitted so far in relation to condition 8. These will need to be submitted in accordance with the timescales set out by the condition wording.

Yours sincerely,
Development Management & Compliance

JMM
Authorised by:
29 January 2026

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3	Document titled 'Materials schedule – land at rear of 74-76 Barkham Road (Bucks Copse) Wokingham RG41 2RD'	20 January 2026	The submitted details meet the requirements of the condition and are acceptable. The condition can only be discharged in full once the development has been carried out in accordance with the approved details.
Condition No. 4	Drawing numbered 3044_404 Rev. H – Proposed Plan and Street Elevation	10 December 2025	The submitted details meet the requirements of the condition and are acceptable. The condition can only be discharged in full once the development has been carried out in accordance with the approved details.
Condition No. 5	Document titled 'Construction Management Plan', ref: BC/22/887 dated December 2025 Document titled 'Construction Management Plan Supplementary', ref: BC/22/887 dated January 2026 Drawing numbered MLP/CM/01A – Construction management plan	9 December 2025 28 January 2026	Consultation has been undertaken with WBC Highways, the submitted details meet the requirements of the condition and are acceptable. All building works must be carried out in strict accordance with the approved details. It is the applicant's responsibility to manage the construction activities to minimise disruption to Bucks Copse, a private road, and the amenity of neighbouring properties.
Condition No. 6	Report titled 'A Site-Specific Written Scheme of Investigation for an	9 December 2025	Consultation has been undertaken with Berkshire Archaeology,

Condition	Plan Number/Report Details	Date Received	Comments
	Archaeological Evaluation', Aldington & Romney Archaeology, dated October 2025		the submitted report meets the requirements of the condition and is acceptable. All building works must be carried out in strict accordance with the approved details.
Condition No. 7	Drawing numbered 1113-LA-P-01 – Surface materials & boundary treatment Drawing numbered 1113-LA-P-02 – Detailed planting plan & schedule	9 December 2025	Consultation has been carried out with WBC Trees and Landscape, the submitted details meet the requirements of the condition and are acceptable. The condition can only be discharged in full once the development has been carried out in accordance with the approved details.