

27 March 2025

FAO Chief Planning Officer,
Wokingham Borough Council,
Civic Offices,
Shute End,
RG40 1BN

Dear Sir/Madam,

Re: 8 South Drive, Wokingham, RG40 2DH

Householder Application for proposed single storey extension to facilitate leisure activities and the erection of a detached garage

Variation of Condition 2 (Approved Details), Condition 3 (Windows and Doors), Condition 4 (Materials) and Condition 7 (External Materials)

I am pleased to enclose a Section 73 application on behalf of Mr Tom Plews and Mrs Emily Plews to vary the conditions of application ref. 242195.

Accompanying this submission are the relevant application form, documents and information.

All planning application should be determined in accordance with the relevant development plan documents unless material consideration indicate otherwise. The National Planning Policy Framework (NPPF) is a material planning consideration in all planning applications. In this instance, the relevant development plan documents are:

- Adopted Managing Development Delivery (2014) (**MDD**)
- Adopted Core Strategy (2010) (**CS**)

Condition 2 (Approved Details)

Condition 2 reads as follows:

This permission is in respect of the submitted application plans and drawings numbered 01 A, 02 A, 03 A, 04 A, 'BS5837:2012 Tree Survey and Arboricultural Impact Assessment' (dated 8th April 2024), 'Arboricultural Impact Assessment' plan (July 2024 Rev C) and 'Newt Avoidance Method Statement' received by the local planning authority on 28/08/2024, 04/09/2024 and 11/10/2024.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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.

Variation Details

The following information is submitted:

- Martin Butler Partnership – Proposed Floor Plans and Elevations – 22406-4-03-C
- Martin Butler Partnership – Proposed Garage Plan, Elevations and Section – 22406-4-04-B

This replaces the previously approved plan Martin Butler Partnerships – Proposed Floor Plans and Elevations – 22406-04-03-A and Martin Butler Partnerships – Proposed Garage Plan, Elevations and Section – 22406-4-04-A.

The variation of this plan is subject to other considerations discussed further below.

Condition 3 (Windows and Doors)

Condition 3 reads as follows:

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows and external doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Variation Details

The following information is submitted:

- Martin Butler Partnership – Proposed Floor Plans and Elevations – 22406-4-03-C

As detailed on the proposed plans, the windows will be anodised aluminium in Sage Green in order to match the existing windows.

Condition 4 (Materials)

Condition 4 reads as follows:

Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

- 1. The material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;*
- 2. The material, size, texture, colour, profile, and source of roofing materials;*
- 3. Materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
- 4. The proposed rainwater goods.*

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Variation Details

The Condition to be varied to read "the development shall be implemented in accordance with the information details on:

- Martin Butler Partnership – Proposed Floor Plans and Elevations – 22406-4-03-B
- Martin Butler Partnership – Proposed Garage Plan, Elevations and Section – 22406-4-04-B

The proposed materials would be brought forward in order to match the existing materials on the property. Photos showing the existing materials including the proposed exterior brick work are shown below:









Condition 7 (External Materials)

Condition 7 reads as follows:

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

Variation Details

The Condition to be varied to read "the development shall be implemented in accordance with the information details on:

- Martin Butler Partnership – Proposed Floor Plans and Elevations – 22406-4-03-B
- Martin Butler Partnership – Proposed Garage Plan, Elevations and Section – 22406-4-04-B

I trust this information addresses the conditions requirements of the above permission, but please contact me should any further information or clarification be required.

Yours Faithfully,

Gareth Jones BSc (Hons) MSc MRTPI

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