



**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

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

Jonathan

Surname

Hampson

Company Name

Address

Address line 1

Brentwode

Address line 2

Wargrave Road

Address line 3

Town/City

Remenham

County

Wokingham

Country

Postcode

RG10 8PE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Patrick

Surname

Michell

Company Name

Platform 5 Architects

Address

Address line 1

Unit 4.12

Address line 2

Brickfields Business Centre

Address line 3

37 Cremer Street

Town/City

London

County

Country

United Kingdom

Postcode

E2 8HD

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 proposed erection of 1 no. detached four bedroom dwelling and single storey detached garage and store, plus gates, fencing and associated alterations to the existing access, parking and landscaping, following demolition of the existing dwelling and outbuildings.

Reference number

231857

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

10/10/2023

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

Condition number(s)

2

Has the development already started?

☒ Yes

☐ No

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

12/08/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

During the course of detailed design, some minor amendments have become necessary, and an application is required to regularise these changes, namely:

1. omission of a north-facing kitchen window, to allow for repositioning of the ASHP externally, and to allow for additional kitchen cabinets internally
2. re-location of the ASHP further away from the boundary and closer to where pipes enter the house. Increase in width of external timber bin enclosure to screen this.
3. change from a casement glass door with fixed side panel on the south elevation, to a sliding glass door, improving functionality
4. change in design of the living room rooflight from a rooflight sitting on a projecting kerb, to an in-roof Velux roof window with a mullion
5. addition of an opening roof window above the hallway for improved ventilation
6. addition of a 25 panel solar photovoltaic array, to improve the environmental performance of the house by generating renewable energy.

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

Change of approved drawing references to substitute new drawings including minor changes:

100 Rev.P5 > 100 Rev.V1
101 Rev.P5 > 101 Rev.V1
102 Rev.P4 > 102 Rev.V1
103 Rev.P5 > 103 Rev.V1
400 Rev.P6 > 400 Rev.V1
401 Rev.P5 > 401 Rev.V1
402 Rev.P5 > 402 Rev.V1
403 Rev.P5 > 403 Rev.V1
500 Rev.P7 > 500 Rev.V1
501 Rev.P5 > 501 Rev.V1
511 Rev.P4 > 511 Rev.V1

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

informal email advice

Date (must be pre-application submission)

05/08/2024

Details of the pre-application advice received

Agreement that minor changes to the elevations would be considered non-material and could be dealt with under S96A application, however the addition of solar PV panels is considered material so S.73 application to secure all minor amendments via change of condition 2 wording is most suitable.

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

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

First Name

Patrick

Surname

Michell

Declaration Date

14/03/2025

☒ 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

Patrick Michell

Date

14/03/2025