



**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

Old Grain Store

Address Line 1

Swallowfield Road

Address Line 2

Address Line 3

Town/city

Arborfield

Postcode

RG2 9LA

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

Easting (x)

474538

Northing (y)

165716

Description

Formerly known as Tanners Grain Store

Applicant Details

Name/Company

Title

Mr

First name

Nigel

Surname

Clyde

Company Name

Address

Address line 1

40 Poperinghe way

Address line 2

Address line 3

Town/City

Arborfield

County

Country

Postcode

RG2 9LZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Hannah

Surname

Barnard

Company Name

Michael Aubrey Barrow Limited

Address

Address line 1

6 Ivanhoe Road

Address line 2

Address line 3

Town/City

FINCHAMPSTEAD

County

Country

United Kingdom

Postcode

RG40 4QQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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

Description of Your Proposal

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

Full application for the proposed conversion of existing agricultural barn to a residential dwelling including solar panels and associated access, parking and landscaping, following partial demolition of existing barn. Proposed erection of a detached, single storey garage with 2no. air source heat pumps and detached, single storey annex following demolition of 5 no. existing silos.

Reference number

230252

Date of decision

03/11/2023

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

- Small internal layout (larder replaced with shower; playroom swapped with bedroom 4)
- Small rooflights to first floor rooms removed
- Protruding two storey slot windows of black colour added to east and west elevations
- New window to master lounge, playroom and bedroom 4 added
- Window to pool room removed
- Window to utility room dimensions changed
- Roof lights made upstand & separated from wall glazing
- North elevation glazed wall reduced to narrow slot windows

Please state why you wish to make this amendment

Changes to doors and windows to accord with Building Regulations compliance - means of escape and associated design development.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

PPL-113-B & PL.114-A

New plan/drawing numbers

MAB-C4903-400-0 & MAB-C4903-480-0

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

Authority Employee/Member

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

Leigh-Ann Jackson

Date

10/02/2025