



**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	216
Suffix	B
Property Name	
Address Line 1	Nine Mile Ride
Address Line 2	
Address Line 3	Wokingham
Town/city	Finchampstead
Postcode	RG40 3QD

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

Easting (x)	Northing (y)
479991	164860

Description

Applicant Details

Name/Company

Title

Mrs

First name

Rupinder

Surname

Sood

Company Name

Address

Address line 1

216 B Nine Mile Ride

Address line 2

Address line 3

Town/City

Finchampstead

County

Wokingham

Country

Postcode

RG40 3QD

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

Mr

First name

Sunil

Surname

Mehan

Company Name

Rammurti Design Limited

Address

Address line 1

268 Tilehurst Road

Address line 2

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG30 2NE

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

Householder application for the proposed erection of a two storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage.

Reference number

250311

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

01/07/2025

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

Condition number(s)

Condition 2 which lists the approved drawings
Condition 4 which states requirements for obscure glazing

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

The applicants want to make some minor internal room allocations and alterations and place bathrooms to external walls to allow obscure glazed windows to be added and minor window changes with 2No additional windows at ground floor

Condition 2. Approved details - This permission is in respect of the submitted application plans and drawings numbered NMR216b:001 Rev A, NMR216b:004, NMR216b:012 Rev P1 received by the local planning authority on 10/02/25, 11/02/25 & 20/03/25 with NMR216b:010 NMR216b:003 replaced by drawing NMR216b:110 Rev-, NMR216b:011 replaced by drawing NMR216b:111 Rev-, & NMR216b:013 Rev P1 replaced by drawing NMR216b:113 Rev -

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Condition 4 Obscure glazing - The first floor en-suite windows in the east and west side elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

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

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

Mrs

First Name

Rupinder

Surname

Sood

Declaration Date

31/07/2025

☒ 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

Sunil Mehan

Date

31/07/2025