



**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](mailto: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         | 45            |
| Suffix         |               |
| Property Name  |               |
| Address Line 1 | Hyde End Lane |
| Address Line 2 |               |
| Address Line 3 | Wokingham     |
| Town/city      | Spencers Wood |
| Postcode       | RG7 1EP       |

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

|             |        |              |        |
|-------------|--------|--------------|--------|
| Easting (x) | 472270 | Northing (y) | 167591 |
| Description |        |              |        |

## Applicant Details

### Name/Company

Title

Mr

First name

Bob

Surname

Tanner

Company Name

Wilder Associates

### Address

Address line 1

45 Hyde End Lane

Address line 2

Lower Wharf

Address line 3

Wallingford

Town/City

Spencers Wood

County

Wokingham

Country

United Kingdom

Postcode

RG7 1EP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# 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

Householder application for the proposed erection of a two storey and single-storey rear extension.Extension to existing garage and first floor extension to form habitable space/bedrooms. Replacement of existing flat roof with a new pitched roof following demolition and replacement of the existing front bay window. Resubmission of planning application (222730) following the final Bat Survey Report.

Reference number

231458

Date of decision

10/08/2023

What was the original application type?

Householder 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

Increase in height to rear parapet wall. Replacement of double doors to rear with an up and over garage door

Please state why you wish to make this amendment

As built

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

BTE/PL/01, BTE/PI/02,BTE/PL06  
BTE/PL/07 , BTE/PL/08  
BTE/PI/09

New plan/drawing numbers

BTE/PL/01,BTE/PL/02, BTE/PL06 revision B  
BTE/PL/07 rev B, BTE/PL/08 rev B  
BTE/PI/09 rev B

## 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

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

Anne Wilder

Date

29/09/2024