

Date: 19 August 2026
Application: 261704



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr David Bloor,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 261704

Site Address: Former Bearwood Golf Course, Mole Road, Wokingham, RG41 5DB

Proposal: Application for a Non-Material Amendment to planning permission F/2014/2119 dated 20 July 2015 for the redevelopment of Former Bearwood Golf Course to allow the dismantling and rebuilding of existing boundary walls serving Units 6, 7 and 8 and Units 15, 16 and 17 at the former Sawmill Site in the same approved locations using salvaged and matching materials.

I refer to your application for a non-material amendment registered on 24 July 2026 under the above reference number. The proposal is for:

The proposed demolition and reconstruction of substantial sections of the approved buildings is considered to be material, as the approved scheme was assessed on the basis of retaining and restoring the existing structures, and insufficient information has been provided to demonstrate that the extent of reconstruction proposed would not materially alter the approved development. It would therefore result in a development that is materially different from the approved scheme.

Wokingham Borough Council does not accept the alterations referred to and shown in the plans above as non-material amendments and therefore requires a further planning permission due to the following reason:

As the change is considered to be material application 261704 is therefore refused.

Yours sincerely,

Justin Turvey
Head of Development Management - Place & Growth

