

FAO Chief Planning Officer,
Wokingham Borough Council,
Civic Offices,
Shute End,
RG40 1BN

Our Reference: ETP200604
LPA Reference: 223032
Date: 4 March 2025

Dear Sir/Madam,

**Planning Permission: 223032 - Paddock Farm, 9 Nine Mile Ride
RG40 4QB**

This letter supports a Section 73 application to vary planning permission **223032**. The variation relates to Condition 2 in order to add a Phasing Plan to the approved plan details. It is therefore proposed that Condition 2 is amended to read (amendment in **bold**):

*Approved details: This permission is in respect of the submitted application plans and drawings numbered (3741/301 C) (2627/01A) (2627/04) (2627/05A) received by the local planning authority on 10/10/2022, 15/02/2023 & 03/04/2023. **Paddock Farm Phasing Plan (Job 2627/05A – Dated 2nd March 2025)***

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

No further changes to the permitted scheme are proposed. The applicant has engaged in discussions with the Council's CIL Team prior to the submission of this application and confirmed that a Non-Material

Amendment to introduce the word 'phasing' to the description of development is not required.

For clarity and in the interests of completeness, the Phasing Plan submitted as part of this application seeks permission for the phased implementation of the development which would allow the following:

Phase 1 (Plot 2) – Demolition and erection of replacement dwelling on this plot (including the access).

Phase 2 (Plot 1) – Demolition and erection of a replacement dwelling on this plot.

I trust the above is clear however if you require any further information regarding the above or this application in general, please do not hesitate to contact me.

Yours faithfully,

Gareth Jones BSc (Hons) MSc MRTPI

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