



**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

13

Suffix

Property Name

Address Line 1

Cornfield Road

Address Line 2

Address Line 3

Wokingham

Town/city

Woodley

Postcode

RG5 4QA

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

Easting (x)

477111

Northing (y)

173825

Description

Applicant Details

Name/Company

Title

Mrs

First name

Wendy

Surname

Boonaert

Company Name

Address

Address line 1

13 Cornfield Road

Address line 2

Woodley

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG5 4QA

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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

Application Number: 250507
Applicant Name: Mrs Wendy Boonaert
Site Address: 13 Cornfield Road, Woodley, Wokingham, RG5 4QA
Proposal: Householder application for the proposed erection of an outbuilding in the garden to be used as a self contained annexe.
Date of Decision: 12 May 2025
Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby grants permission for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reference number

Date of decision

What was the original application type?

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

When planning was received the neighbours (No. 15) contacted me to say they really felt uneasy with the position of the build and the big doors facing their house.

I have taken this onboard and have agreed with them to turn the build around and move it 2 meters from the back fence so no windows or doors overlook them.

They are in full agreement with the new plans which were done together and happy with the:

- Placement
- Distance from the fence (600mm)
- No windows or doors look into their garden.

Please could the new drawings be approved and added to my planning application.

There have been no concerns from the other neighbour (No. 11).

Please state why you wish to make this amendment

To accomadate and keep good relationship with neighbours.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

241024_CORNFIELD_PROPOSED OUTBUILDING(A3)

New plan/drawing numbers

240124_NEW APPLICATION_REVISION B_28.07

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

29/07/2025

Details of the pre-application advice received

Emailed, Development.control@wokingham.gov.uk, who said to put in a non material ammendment in one email and another email said to put in a material ammendment on the planning application potral. we went onto the portal and started an application. when asked for application type we only found a non material ammendment application so went with that one.

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

Wendy Boonaert

Date

02/08/2025