

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 January 2026

Application Number: 252773

Location: 1A Wargrave Road, Remenham, Wokingham, RG9 2LT

Proposal: Application to vary condition 1 of planning consent 201769 [to remove condition No. 1 of planning consent APP/X0360/D/15/3129161 for the 'Proposed erection of detached outbuilding in rear garden following the demolition of existing shed. (Part retrospective)'.] Condition 1 refers to the removal of the building, and the variation is to extend the time for removal by 24 months.

Recommendation: Refused

Reasons

1. The planning permission granted under appeal reference APP/X0360/D/15/3129161, and subsequently varied by permission 201769, expired on 26 October 2025. Consequently, the permission was no longer extant at the time this application was validated on 12 November 2025. Section 73 of the Town and Country Planning Act 1990 only permits the variation of conditions attached to a subsisting planning permission. As the parent permission has lapsed by virtue of the time-limit condition, the application is therefore procedurally incapable of being determined under Section 73 of the Town and Country Planning Act 1990, as this provision requires a subsisting permission to be in effect.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed: *MC*

Date: 06.01.2026

REMEMBER - The earliest date for a decision on this application is: **11 December 2025**