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 Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) 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

Suffix

Property Name

Address Line 1

Land and garages to the North East side of Headley Road

Address Line 2

Woodley

Address Line 3

Town/city

Reading

Postcode

RG5 4JG

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

Easting (x)

476736

Northing (y)

173379

Description

Land and garages to the North East side of Headley Road, Woodley, Reading, RG5 4JG (planning permission 260751)

Applicant Details

Name/Company

Title

Mr

First name

Justin

Surname

Treverton

Company Name

Address

Address line 1

7 Phillips Close

Address line 2

Address line 3

Town/City

Woodley, Reading

County

Berkshire

Country

UK

Postcode

RG5 4XD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Colony

Surname

Architects

Company Name

Colony Architects Ltd.

Address

Address line 1

Colony Architects

Address line 2

The Wine Store (unit 7)

Address line 3

Brewery Court

Town/City

Theale

County

Country

GB

Postcode

RG7 5AJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full application for the proposed erection of 1no. 2 bedroom dwelling to include 3no. dormers, with garden and parking following demolition of existing garages.

Reference number

260751

Date of decision (date must be pre-application submission)

10/07/2026

Please state the condition number(s) to which this application relates

Condition number(s)

4, 5 and 10

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Application to discharge Conditions 4 (Landscaping), 5 (Drainage) and 10 (Biodiversity Enhancements) of planning permission 260751 (10 July 2026). Details submitted:

Condition 4 - Landscaping: 1098 - Condition 4 - Soft and Hard Landscaping Strategy (1098/LAND/01 P03, Colony Architects, Oct 2026), giving hard surfacing materials, means of enclosure, parking and access layout, refuse and cycle storage, planting plan, plant schedule (species, sizes, numbers), specification and implementation timetable, read with drawing 1098-4 Proposed Site Plan Rev 5. Within and next to the root protection areas the patio and rear path are built no-dig (cellular geogrid with shingle infill) in accordance with AIA GHA/DS/160491:26.

Condition 5 - Drainage: Surface Water Strategy Rev A (Innervision Design Ltd, Oct 2026), an infiltration SuDS scheme including BRE 365 infiltration test results (Appendix B), proposed drainage layout with soakaway location, design and sizing (Appendix D), groundwater information, and maintenance arrangements (Section 6).

Condition 10 - Biodiversity Enhancements: 1098 - Condition 10 - Biodiversity Enhancement Strategy (1098/BIO/01 P03, Colony Architects, Oct 2026): 2no. integral nest bricks, integral bat box, bee brick, hedgehog gaps, log pile and native, wildlife-friendly planting, with locations shown on Proposed Site Plan Rev 5, plus installation timing, lighting guidance and retention/maintenance.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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.

- [x] I / We agree to the outlined declaration

Signed

Colony Architects

Date

27/10/2026