



**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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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

1

Suffix

A

Property Name

Address Line 1

Wargrave Road

Address Line 2

Address Line 3

Wokingham

Town/city

Remenham

Postcode

RG9 2LT

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

Easting (x)

476646

Northing (y)

182515

Description

Applicant Details

Name/Company

Title

Ms

First name

Rebecca

Surname

Watson

Company Name

Address

Address line 1

1 A Wargrave Road Dolphin Cottage

Address line 2

Address line 3

Town/City

Remenham

County

Wokingham

Country

Postcode

RG9 2LT

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Fordham

Company Name

R Sharples & Associates

Address

Address line 1

139 Paregter Road

Address line 2

Bearwood

Address line 3

Town/City

Smethwick

County

Country

United Kingdom

Postcode

B67 5HZ

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

Application 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 on or before five years of the date of the permission.

Reference number

201769

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

18/08/2020

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

Condition number(s)

1

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

18/04/2011

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

31/10/2015

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

See attached planning statement

If you wish the existing condition to be changed, please state how you wish the condition to be varied

ariation of planning condition 1 of planning permission 201769 (to extend the time for removal by 24 months) for a garden room in the garden for use as an occasional extra room, computer room, in accordance with the terms of the application Ref: F/2015/0485, dated 27 February 2015 at Dolphin Cottage, 1A Wargrave Road, Remenham, RG9 2LT

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Richard

Surname

Fordham

Declaration Date

03/11/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

bob sharples

Date

04/11/2025