



# Boyer

20 August 2026  
Our Ref: 17.1070

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Planning Portal Reference: PP-15171439

Dear Nick,

**Re: Application for a Non-Material Amendment to Planning Permission 242653: Land South of Parcel P15 (Parcel P16), Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY**

On behalf of our client, Cala Homes (Thames) Ltd, we are pleased to submit an application under Section 96A of the Town and Country Planning Act 1990 seeking a Non-Material Amendment to planning permission 242653.

The application seeks approval for minor amendments to the approved house types on Plots 43, 44, 45 and 53.

### Planning Background

The application site forms part of the wider Hogwood Farm (Finchwood Park) Strategic Development Location, which was granted hybrid planning permission under application reference O/2014/2179, subsequently varied under application reference 181194.

Planning permission was subsequently granted under application reference 242653 for the following development:

*"Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage."*

The approved development forms part of the comprehensive delivery of the wider strategic allocation and was considered through the planning application process as an integrated component of the southern parcels of the Finchwood Park development.



## Proposal

The application seeks to replace the approved Palm house type with a new Oak house type on Plots 43, 44, 45 and 53.

The proposed amendments are limited in scope and relate solely to individual dwellings. The Oak house type remains substantially consistent with the approved Palm house type in terms of its design and appearance. The principal amendment relates to the removal of the rear garden room, together with a number of minor consequential amendments to the internal layout.

The proposed amendments would result in a reduction in the footprint of the affected dwellings, net internal floorspace and minor amendments to the internal layout, with an increase in the size of the associated rear private gardens.

The proposed amendments therefore represent a modest reduction on the extent of the approved built form and do not alter the fundamental characteristics of the development.

Furthermore, the proposed amendments would not give rise to any additional impacts in respect of matters previously considered through the determination of the planning application, including design, residential amenity, highways, landscape, drainage, ecology and arboriculture. These matters were considered acceptable by the Local Planning Authority through the grant of planning permission and would remain unaffected by the proposed amendments.

Whilst there is no statutory definition of a *non-material amendment*, it is necessary to consider the scale and nature of the proposed changes within the context of the approved development as a whole.

In this instance, the amendments relate to four individual dwellings within an approved scheme comprising 48 dwellings. The proposed changes do not alter the nature, scale or operation of the approved development and would not result in any new material planning considerations.

The proposed amendments are therefore considered to comply with the provisions of Section 96A of the Town and Country Planning Act 1990, which states:

*"A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material."*

The application is accompanied by a revised drawing package comprising updated site layout drawings and amended house type plans and elevations. All other approved plans and documents associated with planning permission 242653 remain unchanged.

## Drawings to be Amended

The approved plans and particulars listed on the Decision Notice shall remain unchanged, except to revise the following references:



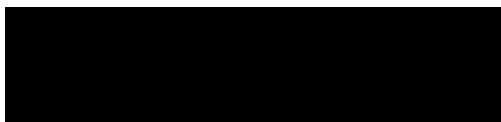
| Previous Drawing Reference to be Deleted            | New Drawing Reference to be Inserted    |
|-----------------------------------------------------|-----------------------------------------|
| Combined Dwelling Pack - Floor Plans and Elevations | Combined Dwelling Pack -12-08-26        |
| Site Layout (3232-A-1005-PL-B)                      | 3232-C-1005-PL-D SITE LAYOUT            |
| Site Layout in Context (3232-C-1006-PL-B)           | 3232-C-1006-PL-D SITE LAYOUT IN CONTEXT |
| Street Elevations (3232-C-1010-PL-B)                | 3232-C-1010-PL-C_STREET ELEVATIONS      |
| Parking Plan (3232-A-1700-PL-B)                     | 3232-A-1700-PL-D - Parking Plan         |
| Refuse Plan (3232-A-1701-PL-B)                      | 3232-A-1701-PL-D - Refuse Plan          |
| M4(2) Plan (3232-A-1710-PL-A)                       | 3232-A-1710-PL-C - M4(2) Plan           |

### Application Fee

The application fee of £400 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to favourably consider this application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely



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**Planner**

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**Boyer**