



**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	
Suffix	
Property Name	Foxhaven
Address Line 1	Remenham Church Lane
Address Line 2	
Address Line 3	Wokingham
Town/city	Remenham
Postcode	RG9 3EX

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

Easting (x)	Northing (y)
477362	183061

Description

Applicant Details

Name/Company

Title

Mr. & Mrs.

First name

Mark

Surname

LYNDON

Company Name

Address

Address line 1

Foxhaven

Address line 2

Remenham Church Lane

Address line 3

Town/City

Remenham

County

OXFORDSHIRE

Country

Postcode

RG9 3EX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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

Full planning application for the proposed erection of 1No 5 Bedroom dwelling with asociated access and parking, following demolition of the existing 3No dwellings (Part retrospective).

Reference number

233130

Date of decision

26/06/2024

What was the original application type?

Full planning permission

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

CURRENT NMA

- NEW REAR LOGGIA:
- ALTERATIONS TO REAR ELEVATION:

PREVIOUS NMA - 250235 APPROVED 21 February 2025

- External finish in facing brickwork with knapped flint panels.
- 5-gables (in lieu of 4).
- Minor changes to oak framing and buttresses.

Please state why you wish to make this amendment

CURRENT NMA

- NEW REAR LOGGIA: A loggia is proposed to the NW corner so as to provide enlarged covered space for the outside enjoyment in inclement weather of the existing external fireplace.
- ALTERATIONS TO REAR ELEVATION: has been stripped back to emphasis the importance in hierarchy of the central principal bedroom suite.

PREVIOUS NMA - 250235 APPROVED 21 February 2025

- External finish in facing brickwork with knapped flint panels.
More traditional local vernacular.
- 5-gables (in lieu of 4),
So as to provide a central gable to the rear central Master Bedroom, and to allow sufficient height under the valleys to walk across the rear of the building under the valleys.
- Minor changes to oak framing and buttresses.
Tidying up exercise.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

B01 907.1-PL01o PROPOSED Location Plan - 2024-05-10
B02 907.1-PB01o PROPOSED Block Plan - 2024-05-10
B03 907.1-PS01o PROPOSED Site Plan - 2024-05-10
B04 907.7-P001 FOXHAVEN LEVEL 1 Ground Floor Plan - 2024-03-11
B05 907.7-P002 FOXHAVEN LEVEL 2 First Floor Plan - 2023-11-23
B06 907.7-P003 FOXHAVEN LEVEL 3 Roof Plan - 2023-11-20 RELOCATED
B07 907.7-P004 FOXHAVEN ELEVATIONS 1 - E and N - 2023-11-23
B08 907.7-P005 FOXHAVEN ELEVATIONS 2 - W and S - 2023-11-20

New plan/drawing numbers

CURRENT NMA

- D01 907.4-ES01- EXISTING Site Plan - 2026-01-21
- D02 907.4-PS01b PROPOSED Site Plan - 2026-02-12
- D03 907.4-P001s PROPOSED LEVEL 1 Ground Floor Plan - 2025-02-12
- D04 907.4-P002t PROPOSED LEVEL 2 First Floor Plan - 2026-02-12
- D05 907.4-P003i PROPOSED LEVEL 3 Roof Plan - 2026-02-12
- D06 907.4-P005f PROPOSED Elevations 1 - 2026-02-12
- D07 907.4-P006b PROPOSED Elevations 2 - 2026-02-12

PREVIOUS NMA - 250235 APPROVED 21 February 2025

- C01 907.3-PL01p PROPOSED Location Plan - 2024-09-02
- C02 907.3-PB01p PROPOSED Block Plan - 2024-09-02
- C03 907.3-PS01p PROPOSED Site Plan - 2024-09-02
- C04 907.3-P001- FOXHAVEN LEVEL 1 Ground Floor Plan - 2024-08-29
- C05 907.3-P002- FOXHAVEN LEVEL 2 First Floor Plan - 2024-08-29
- C06 907.3-P003- FOXHAVEN LEVEL 3 Roof Plan - 2024-08-29
- C07 907.3-P005- FOXHAVEN Elevations 1 - 2024-08-29
- C08 907.3-P006- FOXHAVEN Elevations 2 - 2024-08-29

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

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

☐ Yes

☒ No

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

Richard CUTLER

Date

23/02/2026