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Head of Planning,
Wokingham Borough Council,
Shute End,
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RG40 1BN

24th June 2026

Dear Sir

Town & Country Planning Act (2015 (As Amended))
Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX
Section 73 Variation to Condition 2 (Approved Details) of Application Ref: 232027

I refer to the above matter, and to the full application dated 12th August 2021 for the proposed erection of 1no. detached dwelling with associated garaging, following demolition of existing dwelling and outbuildings. This application was submitted by Mr J Fisher under 210826 and was approved on 12th August 2021.

This application was successfully varied under 232027, which amended the approved floorplans and elevations of the consented dwelling.

This application now seeks a further variation to the planning consent by varying the plans approved under 232027, whereby the main change is the conversion of the garage into residential accommodation, but which also includes several elevational changes to the approved dwelling. The submitted plans will therefore supersede the approved plans, and these changes would constitute a material amendment to the planning consent for the site.

All other previously approved details remain unchanged.

The Proposal

It is proposed to amend Condition 2 by substituting the approved floor plans and elevations with amended floor plans and elevations as set out in the table below.:

Approved Plan	Proposed Plan
Proposed Site Layout (Colour) Plan No: 2020 / P0121 03 Rev A	Proposed Site Plan No: 23.16-003
Proposed Floorplans and Elevations Plan No: 2020 / P0121 05 Rev B	Proposed Plans & Elevations Plan No: 23-16-005

In addition to the above table, a summary of the proposed amendments is as follows:

- The conversion of the approved single garage into a storeroom, and an enlargement to the plant room (internal). Provision of the parking space.
- The chimney stack has been removed from the building (west side elevation),
- Slight increase to the extent of the windows/glazing at ground and first floor on the side (west) elevation of the dwelling,
- Removal of the rear personnel door to the garage.

Assessment

The Wokingham Borough Development Plan has not changed since the application was approved and therefore there are no new planning policies that are required to be considered in order to determine this application. As such, the conclusions reached by the Planning Officer regarding the relevant planning policies are considered to still stand. There is no Neighbourhood Plan in place for Sonning at present.

The amendments described above do cover both internal and external aspects of the design of the dwelling but importantly do not increase the area of floorspace in CIL liability terms. However, the conversion of the garage into a storeroom does increase the amount of residential accommodation.

The attached carport does not change as a result of these proposals. As the Proposed site Plan shows, the parking space that is 'lost' following the proposed garage conversion has been re-provided within the existing residential curtilage, such that there is no change in terms of the off-street parking provision for this dwelling.

There has been no change to the bedroom numbers, no alterations to the building's height, or any amendment to the overall scale of the house over that which has previously been accepted and approved. Therefore, in terms of its impact on residential amenity and neighbouring properties, it is considered that this would be the same as that which has previously been approved by the Council.

The main aim of this application is to improve the appearance and amenity offered by the house for the benefit of the occupants and applicants of this application, but at the same time, ensure that its appearance remains traditional and reflects the varied character of the area.

The external changes proposed by the amended plans do alter the appearance of the dwelling, but this overall principle is still considered to have been achieved. Whilst the design changes do alter the external appearance of the dwelling, none can be said to negatively impact on the streetscene, nor do they impact on the privacy or amenity of neighbouring residents.

Conclusion

Overall, the proposed amendments are considered to result in an improved scheme which will enhance the appearance of the new dwelling. There has been no increase in unit numbers, scale or

size of the building. Therefore, the key principles established previously have been adhered to, such that it should be granted planning consent without delay.

I trust the attached information is satisfactory and provides sufficient detail to enable you to validate the application and to assign it to a Planning Officer for determination as soon as possible. I look forward to discussing the details of this project with them in due course.

Yours sincerely



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Encs: