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Wokingham Borough Council Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

14th of February 2026

Ref: Removal/Variation of Conditions

Dear Wokingham Borough Council Planning Department,

Project: River Cottage, Church Street, Wargrave, Wokingham, RG10 8EP

Further to the Removal/Variation of Conditions drawings submitted as part of this application, please find below an explanation of the proposed alterations.

Following further detailed investigations of the existing structures - including garden walls, party walls and roof abutment details — undertaken during the detailed design stage, a number of minor adjustments have been required to better suit the existing site conditions. The majority of the proposed amendments either respond to previously unknown conditions or simply illustrate these newly identified existing conditions. The changes are shown on the plans and elevations and are primarily located in and around boundary walls. A breakdown of the changes is set out below.

<u>Changes - Ch-02, Ch-09, Ch-15 (Fenestration amendment)</u>

For change 02, the window has been relocated in response to internal layout adjustments and the revised position of the shower room. For change 09, we propose to change the existing single door to a double door arrangement of the same height and aspects. For change 15, we propose an additional roof light of the same proportions as the approved roof light.

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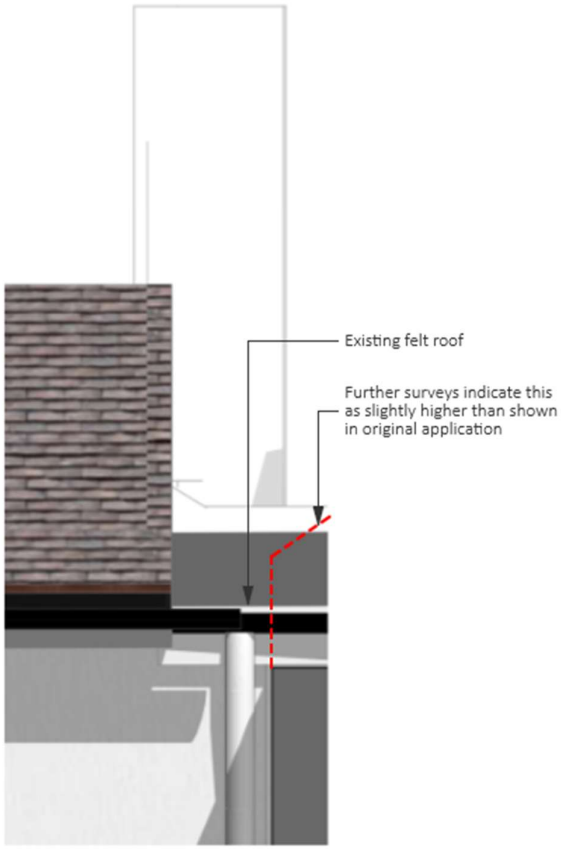
Changes - Ch-04 (Clarity of roof detail)

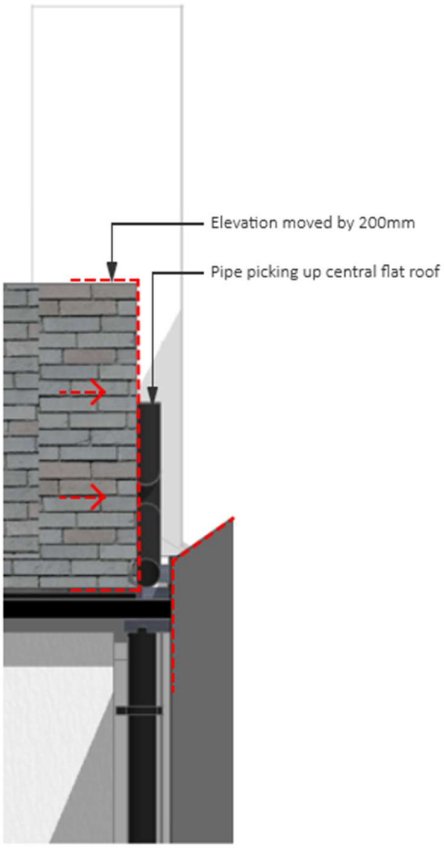
Following further investigation, it was determined that the retained flat roof element would need to be trimmed to such an extent that it would require complete reconstruction with a felt finish to achieve a watertight construction.

Instead, it is proposed to replace this reconstructed flat roof and introduce a lead flashing detail and push the side elevation of the roof over slightly closer. As indicated the details submitted in regard to the planning conditions we have introduced appropriate drainage (gutter and RWP) to pick up the central flat roof, allowing for better control of the rainwater. Please note this area cannot been seen from ground level as is set behind the proposed pitched roof.

We have also indicated the down pipe as black not white to match the existing



PLANNING APPLICATION

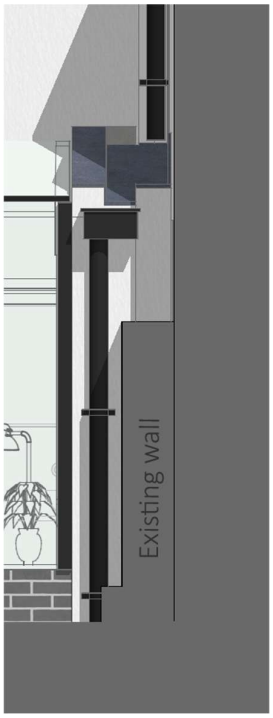


PROPOSED AMENDMENT (NMA)

Changes - Ch-05, Ch-06 and Ch-07 (clarity of detail):

We propose to adjust the wall to a rendered finish and introduce a parapet for the glass roof to abut.

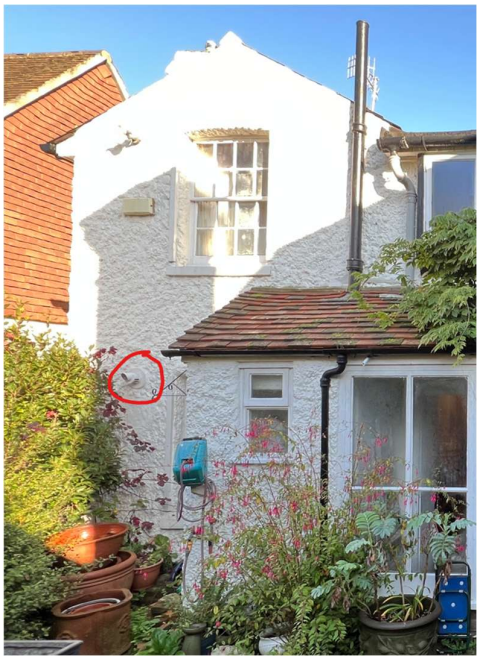
(Planning Application)



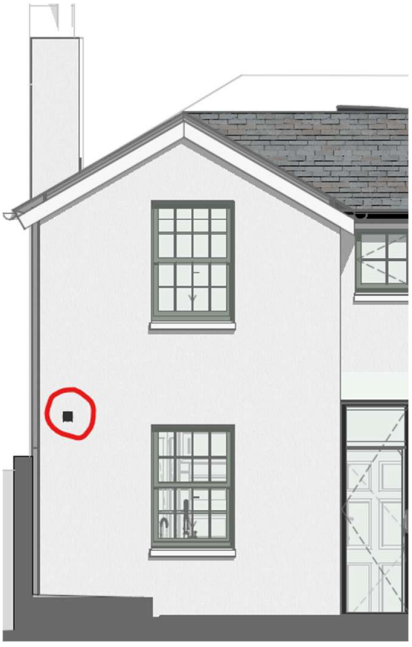
(Technical)

Changes - Ch-08 (clarity of detail)

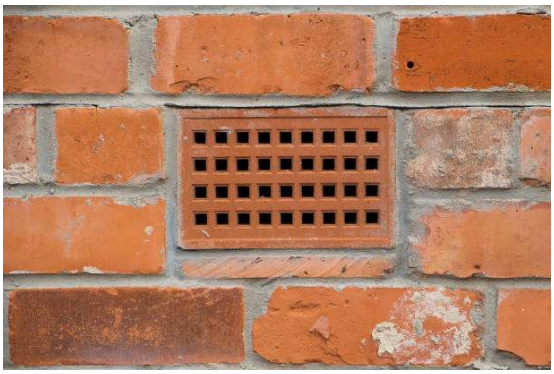
There is an existing extractor located to the rear of the gable end. We proposed to retain the location of this extractor vent in the new double storey extension but change it from a modern vent to a terracotta brick vent which will be painted white to match the colour of the proposed render.



(Existing extraction vent highlighted in red)



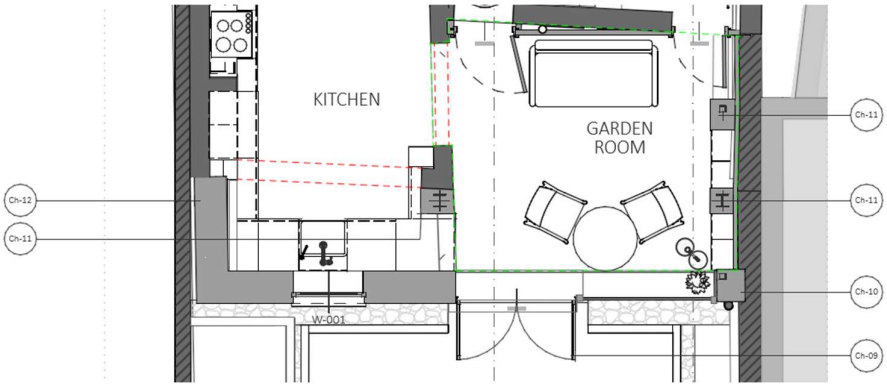
(Proposed extraction vent indicated in red)



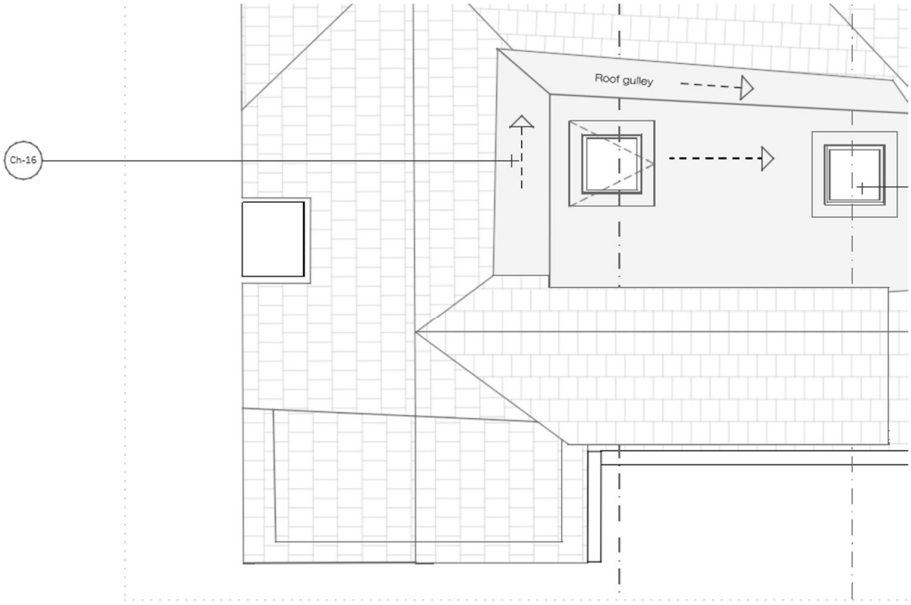
(Proposed terracota brick vent to be painted white in keeping with render colour)

Changes - Ch-10, Ch-11, Ch-16 (structural design)

A structural design has now been completed, resulting at ground floor level the introduction of internal structural columns in leu of the proposed new internal wall shown on the original planning application. These allow the rear single-storey and double-storey extensions to be constructed with minimal impact on the existing walls.

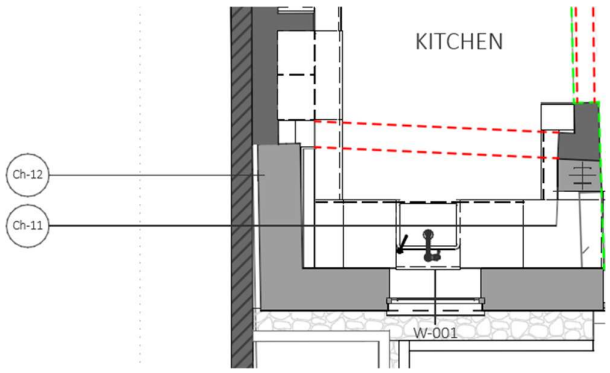


The proposed rear flat roof abutting the existing rear gable has been reduced in size to reduce the load is carried by the existing elements:

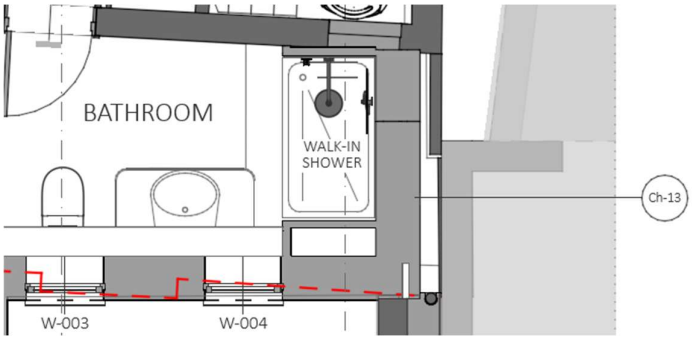


Changes - Ch-12, Ch-13 (Abutment detail)

To the double-storey extension, the side abutting the existing garden wall to be set back slightly to allow for the undulation in the existing walls and it is at a slight slant.



To the rear of the new (replacement) extension, at high level, we are proposing to construct a new independent side elevation wall, rather than installing a new insulated lining against the party wall belonging to Sister's Cottage.



Changes - Ch-17 (Roof Ventilation)

This matter is also addressed under the Planning Conditions submitted, which require details and a schedule of works to the roof structure. This adjustment is for a ventilation strategy and the inclusion of a soffit vent to the existing.

The proposed soffit ventilation is discreet and flush-fitting, providing continuous roof-void ventilation in accordance with BS 5250 and Approved Documents C and F. This will resolve the identified issues of condensation and associated timber decay within the insulated roof structure. The vents will be colour-matched to the existing white soffit boards, ensuring minimal visual impact, preserving the character of the building, and aligning with conservation guidance that supports low-visibility, traditional-appearance solutions.

(Proposed soffit ventilation)

Changes - Ch-01, Ch-03 (Visual representation amendments)

These are visual representation amendments to more accurately reflect the existing conditions. The rear elevation window has been updated to show a timber sash window with glazing bars, in keeping with the existing. The roof finish has also been adjusted to visually represent natural slate tiles, as per the existing roof. We believe these do not quire a variation of conditions but have been included for clarity.

In summary, the proposed amendments are minor in nature, respond directly to detailed site and structural investigations, and are intended to ensure the scheme is delivered in a sensitive and robust manner. We consider that the changes do not alter the overall design intent or impact of the approved proposals and therefore remain appropriate. We would be grateful if you could confirm that the proposed approach is acceptable, and we are of course happy to provide any further information if required.

If you have any questions please do not hesitate to contact me.

Yours sincerely,

[redacted]

Simon Mack RIBA (Director)

for and on behalf of Simon Mack Architecture Ltd