



**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	18
Suffix	
Property Name	
Address Line 1	Martineau Lane
Address Line 2	
Address Line 3	Wokingham
Town/city	Hurst
Postcode	RG10 0SF

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

Easting (x)	Northing (y)
479430	173396

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Clapp

Company Name

Address

Address line 1

18 Martineau Lane

Address line 2

Hurst

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG10 0SF

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant 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

Householder application for the proposed erection of a two storey side extension, single storey rear extension and front porch pergola along with changes to fenestration following demolition of existing detached garage.

Reference number

252725

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

06/01/2026

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

Condition number(s)

Planning Condition 2. (Approved Details) and Condition 3. (Parking to be provided), and Highways Memorandum Condition 1. CF4 (Parking as Approved) and Condition 2. (Dropped Crossing) dated 20/11/2025.

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The variation is required to amend the approved parking layout to provide two off-street parking spaces served by the existing dropped crossing, with the third parking space accommodated on-street, in accordance with highways advice. The submitted amended site plan reflects this arrangement.

The originally approved access arrangement would require repositioning or alteration of the existing dropped crossing, which is constrained by the presence of a statutory undertaker's manhole and associated underground services within the footway. Relocation or alteration of this infrastructure would require third-party approvals and significant engineering works outside the applicants control.

The amended layout removes the need to reposition or alter the existing dropped crossing, avoids conflict with existing highways infrastructure, and provides a practical and deliverable solution while maintaining safe and policy compliant parking provision.

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

Variation of Planning Condition 2. (Approved Details) and Condition 3. (Parking to be provided), and Highways Memorandum Condition 1. CF4 (Parking as Approved) and Condition 2. (Dropped Crossing) dated 20/11/2025, to allow the approved parking layout to be substituted by Drawing No.'P24-16-S-101 Site Layout and Roof Plan REV A - Amended Parking Layout', which provides two off-street parking spaces served by the existing dropped crossing, in place of the previously approved three off-street parking spaces and associated dropped crossing alterations.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

10/02/2026

Details of the pre-application advice received

Email correspondence with Wokingham Borough Council Highways and Transport, including [REDACTED] (Network Management Engineer) and [REDACTED] (Highways Development Control), following submission of a dropped kerb application and subsequent discussions regarding approved parking layout and dropped crossing arrangement. Highways confirmed that an amended layout providing two off-street parking spaces served by the existing dropped crossing would be acceptable, subject to the section 73 application.

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 & Mrs

First Name

Surname

Clapp

Declaration Date

17/02/2026

☒ 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

Charlotte Clapp

Date

19/02/2026