

Mr and Mrs Clapp

18 Martineau Lane

Hurst

Berkshire

RG10 0SF



19th of February 2026

Development Management

Wokingham Borough Council

Dear Sir / Madam,

Re: Section 73 Application – Variation of Conditions relating to Parking and Dropped Crossing

Planning Permission Ref: 252725

Site Address: 18 Martineau Lane, Hurst, Berkshire, RG10 0SF

I write to submit this application under Section 73 of the Town and Country Planning Act 1990 to vary 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).

This application seeks to substitute the approved parking layout with Drawing No. 'P24-16-S-101 Rev A – Amended Parking Layout', which has been prepared in response to site constraints and Highways advice.

Reason for the Variation

The originally approved layout would require repositioning and alteration of the Dropped Crossing to serve three off-street parking spaces. Feedback from our Dropped Crossing application was that the existing Dropped Crossing location is constrained by the presence of a statutory undertaker's manhole and associated underground services within the adjacent footway. We have been advised that relocation or modification of this infrastructure would require third-party approvals and significant engineering works within the public highway, which are outside the applicant's control and would introduce unnecessary complexity, cost, and disruption.

Following consideration of these constraints and the Highways Memorandum issued as part of the planning decision, an amended parking arrangement has been developed with Highways. This arrangement retains the existing dropped crossing in its current position and provides two off-street parking spaces within the site, with the third parking space accommodated on street.

This approach avoids conflict with existing statutory infrastructure, removes the need for alterations within the public highway, and provides a practical and deliverable solution while maintaining safe and suitable vehicular access.

Compliance with Planning and Highways Requirements

The amended layout continues to meet the intent of the original planning and highways conditions by ensuring appropriate parking provision and safe access to the site. The proposed arrangement aligns with highways guidance.

All other aspects of the planning permission remain unchanged.

I trust the enclosed information is sufficient for your consideration. Should you require any further information, please do not hesitate to contact us.

Yours faithfully,

Mr & Mrs Clapp