



**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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

16 - 22 High Street Wargrave Berkshire

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Marston

Company Name

Address

Address line 1

c/o FDF Architecture Petro

Address line 2

Crazies Hill Road

Address line 3

Town/City

Wargrave

County

Berkshire

Country

UK

Postcode

RG10 8LT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

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

rg10 8lt

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

Name of person notified:

***** REDACTED *****

House name:

Chateau Perigord I

Number:

6

Suffix:

Address line 1:

Lacets Saint Leon

Address Line 2:

98000

Town/City:

Monaco

Postcode:

Date notice served:

01/05/2026

Name of person notified:

***** REDACTED *****

House name:

Number:

83

Suffix:

Address line 1:

Princes Street

Address Line 2:

Town/City:

Edinburgh

Postcode:

EH2 2ER

Date notice served:

01/05/2026

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Full application for the proposed erection of 1 no. detached replacement dwelling and car port following demolition of no. 16 High Street (Silvaplane) and associated outbuildings and retrospective demolition of roadside wall within a Conservation Area, repair and alterations to no. 18 High Street (Holly Cottage) including demolition of curtilage Listed wall plus formation of a new gated walled entrance and addition of hard and soft landscaping following demolition of nos. 20-22 High Street and a boundary wall.

Reference number

231166

Date of decision

28/07/2025

What was the original application type?

Full planning & listed building consent

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

To carry out the works in a two phase development -

Phase 1 Repair and alterations to no. 18 High Street (Holly Cottage) including demolition of curtilage Listed wall plus formation of a new gated walled entrance and addition of hard and soft landscaping following demolition of nos. 20-22 High Street and a boundary wall.

Phase 2 to follow completion of Phase 1 - erection of 1 no. detached replacement dwelling and car port following demolition of no. 16 High Street (Silvapiana) and associated outbuildings.

Please state why you wish to make this amendment

To commence the works to phase 1 whilst considering any amendments to the design of phase 2.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

As original consented scheme:

See Attached schedule

New plan/drawing numbers

General phasing plan 2026 HSW.200.PH.10

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

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

FDF ARCHITECTURE

Date

01/05/2026