



**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	Frankforte
Address Line 1	Basingstoke Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Three Mile Cross
Postcode	RG7 1AS

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

Easting (x)	Northing (y)
471494	167562

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Melanie

Surname

Boorman

Company Name

Address

Address line 1

Frankforte

Address line 2

Basingstoke Road

Address line 3

Three Mile Cross

Town/City

Wokingham

County

Country

United Kingdom

Postcode

RG7 1AS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

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

Description of Your Proposal

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

Householder application for the proposed erection of a first floor front extension to include 1 no. Juliet balcony, plus creation of an external wheelchair ramp to provide access to the ground floor. A two storey rear extension with 1 no. balcony following the demolition of the existing single storey canopy. Raising of the roof to create habitable accommodation including 24 no. solar panels, also demolition of the existing chimney stack.

Reference number

231661

Date of decision

03/10/2023

What was the original application type?

Householder planning permission

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

Non-material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Changes to the front windows , omission of 1 x dormer window and porch amendments to allow for new staircase position. The proposed extension is to be brick (to match the existing brick) this is subject to the client sourcing a suitable matching brick.

Please state why you wish to make this amendment

The client has undertaken some design development with internal rearrangements which in turn have brought changes to the fenestration on the front elevation.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Ground Floor Plan ; 22A029/PL14 rev D, Proposed First Floor Plan ; 22A029/PL15 rev G, Proposed Roof Plan ; 22A029/PL18 rev F, Proposed Elevations; 22A029/PL13 rev I

New plan/drawing numbers

Proposed Ground Floor Plan ; LAY-24010-PL-140, Proposed First Floor Plan ; LAY-24010-PL-150, Proposed Roof Plan ; LAY-24010-PL-180, Proposed Elevations; LAY-24010-PL-130

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

Melanie Humphreys

Date

06/09/2024