



# 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](mailto:development.control@wokingham.gov.uk)  
Phone: 0118 974 6000

## Application for Approval of Details Reserved by Condition

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

Suffix

Property Name

Moat House

Address Line 1

Biggs Lane

Address Line 2

Address Line 3

Wokingham

Town/city

Arborfield

Postcode

RG2 9LN

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

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Warren

Surname

Joseph

Company Name

Ascot Design

## Address

Address line 1

Ashurst Manor, Ashurst Park,

Address line 2

Church Lane

Address line 3

Sunninghill

Town/City

Ascot

County

Country

United Kingdom

Postcode

SL5 7DD

# 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

Full Planning Permission for the change of use of the Moat House building from office (Use Class E) to residential (Use Class C3) to provide 4no. residential dwellings and associated internal roads, parking, landscaping, drainage, plant, bin, and cycle storage.

Reference number

242252

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

21/02/2025

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

Condition number(s)

Condition 3 - Building Recording  
Condition 4 - Detailed Drawings (Strip-out/removal works)  
Condition 5 - Thermal Insulation, Noise & Fire Protection between flats  
Condition 6 - Secondary Glazing Details  
Condition 12 - Joinery Details (windows/doors)  
Condition 17 - Entrance intercom/ entry system  
Condition 18 - Highway Construction Details  
Condition 20 - Cycle Parking  
Condition 21 - Bin Store  
Condition 22 - Boundary Treatment  
Condition 23 - Landscape Scheme

Has the development already started?

Yes  
 No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes  
 No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please see document '242252 Planning condition submission information table' for condition information

Attached documents;

Historic Building Record deposit confirmation email

Historic Building Record

Condition 17 Example freestanding door entry system

3612-VEC-xx-xx-dr-c-1800-a1-garden patio path build up detail

1788-L90-100 Coloured Landscape Plan

1788-L90-200A Hard landscape Plan

1788-L90-300 Detailed Planting Plan

25-J4803-10-001 Proposed site plan

25-J4803-11-001 Proposed Basement Plan

25-J4803-11-002 Proposed ground floor plan

25-J4803-11-003 Proposed first floor plan

25-J4803-11-004 Proposed second floor plan

25-J4803-11-005 Roof plan

25-J4803-11-006 Bin and Cycle store

25-J4803-12-001 Proposed front and side elevations sheet 1 of 2

25-J4803-12-002 Proposed rear and side elevations sheet 2 of 2

25-J4803-13-001 Proposed sections

25-J4803-16-001 Construction types sheet 1

25-J4803-16-002 Construction types sheet 2

25-J4803-16-003 Superstructure details

25-J4803-16-004 Window and door details

25-J4803-16-005 False door G15 details

25-J4803-16-006 Secondary glazing details sheet 1

25-J4803-16-007 Secondary glazing details sheet 2

25-J4803-16-008 Secondary glazing details sheet 3

25-J4803-16-009 Secondary glazing details sheet 4

25-J4803-16-010 Secondary glazing details sheet 5

25-J4803-16-011 Secondary glazing details sheet 6

25-J4803-16-012 Secondary glazing details sheet 7

25-J4803-16-013 Secondary glazing details sheet 8

25-J4803-16-014 Secondary glazing details sheet 9

25-J4803-16-015 Secondary glazing details sheet 10

25-J4803-16-016 Secondary glazing details sheet 11

25-J4803-16-017 Secondary glazing details sheet 12

25-J4803-27-001 Room data sheet – Basement store

25-J4803-27-002 Room data sheet – Communal ground and first floors

25-J4803-27-003 Room data sheet – Flat 1

25-J4803-27-004 Room data sheet – Flat 2

25-J4803-27-005 Room data sheet – Flat 3

25-J4803-27-006 Room data sheet – Flat 4

25-J4803-27-007 Room data sheet - external

25-J4803-27-010 External openings schedules

25-J4803-27-011 Internal door schedules

## 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

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Warren Joseph

Date

12/09/2025