

15 November 2024

FAO Chief Planning Officer
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam,

Re: Section 73 to vary Condition 2 (Approved Details), Condition 3 (Materials), Condition 4 (Boundary Treatment), Condition 5 (Landscaping Scheme) of application reference 241301.

I am pleased to enclose an application under Section 73 of the Town and Country Planning Act (1990) to vary the above conditions of approved application 241301 at Tennis Courts, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA. Application 241301 was approved on 11 September 2024 and allowed *the 'Full planning application for the proposed erection of 1 no. self- build detached dwelling.'*

Condition 2 (Approved Details)

Condition 2 of permission 241301 reads as follows;

"This permission is in respect of the submitted application plans and drawings numbered:

Preliminary Ecological Appraisal Nov 2022, Soakaway Test 1, Soakaway Test 2, Drainage - Percolation Test Report, Transport Statement, Archaeological Evaluation, 22009 PL170A House Type 10 - Proposed Floor and Roof Plans / Elevations and Sections, Construction Method Statement, Drainage Construction Details Drawing, Drainage Strategy Layout Plan received on 22/05/2024.

Planning Design and Access Statement received on 06/06/2024

22009 166 C Site Plan, WTC Plot 4 Arboricultural Survey Tree Protection Plan and WTC Plot 4 Report Arboricultural Survey received on 13/08/2024.

22009 167 H Location Plan received on 06/09/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved."

This application seeks to vary the approved plans '22009 PL170A House Type 10 - Proposed Floor and Roof Plans / Elevations and Sections' that were received by

the Council on 22/05/2024. This application seeks the removal of these plans, to be replaced by the following drawings, prepared by Mathewson Waters Architects;

- 1:20 Wall Plan Detail and 1:50 Ground Floor Plans with drainage and foundation layout, drawing number GA211, Rev A, dated October 2024.
- 1:50 First Floor Plan and Roof Plan, drawing number GA212, Rev A, dated October 2024.
- 1:50 Ground and First Floor Partitions Setting Out Plan, drawing number GA213, Rev A, dated October 2024.
- 1:50 Proposed Elevations, drawing number GA214, Rev A, dated October 2024.

Suggested condition wording:

"This permission is in respect of the submitted application plans and drawings numbered:

Preliminary Ecological Appraisal Nov 2022, Soakaway Test 1, Soakaway Test 2, Drainage - Percolation Test Report, Transport Statement, Archaeological Evaluation, ~~22009 PL170A House Type 10 Proposed Floor and Roof Plans / Elevations and Sections~~, Drawings GA211 Rev A, GA212 Rev A, GA213 Rev A, GA214 Rev A all dated October 2024, Construction Method Statement, Drainage Construction Details Drawing, Drainage Strategy Layout Plan received on 22/05/2024.

Planning Design and Access Statement received on 06/06/2024

22009 166 C Site Plan, WTC Plot 4 Arboricultural Survey Tree Protection Plan and WTC Plot 4 Report Arboricultural Survey received on 13/08/2024.

22009 167 H Location Plan received on 06/09/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved."

The proposed changes to the elevations include the removal of a ground floor window on the rear elevation, to be replaced with a glass bi-folding doors. On the Northwest side elevation, a window is to be replaced with a half-glazed utility door. On the Southeast elevation, an EV charger is to be added externally onto the elevations. Internal reconfigurations are also proposed, with an additional floor (first floor) proposed to accommodate no.3 bedrooms, one of which is to be en-suite, a shower room and storage space. It is important to note that the description of development does not change as a result of these minor changes to the approved drawings, with application 241301 remaining as a full planning application for the proposed erection of 1 no. self- build detached dwelling.

Condition 3 (Materials)

Condition 3 of permission 241301 reads as follows;

"No development shall commence above foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the dwelling is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3."

This Section 73 application seeks to vary condition 3 (materials) by submitting the proposed external materials to be used in the development now, and as such the condition will be altered to ensure that the development shall be implemented in accordance with document '20241112 External Materials SSP', prepared by ET Planning dated 12 November 2024.

Suggested condition wording:

"The development shall be implemented in accordance with 20241112 External Materials SSP, prepared by ET Planning dated 12 November 2024. The external materials shall be implemented in accordance with such details as maybe approved before occupation of the development hereby permitted.

Reason: To ensure that the external appearance of the dwelling is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3."

Condition 4 (Boundary Treatment)

Condition 4 of permission 241301 reads as follows;

"No development shall commence above foundation level until details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety.

Relevant policy: Core Strategy policies CP1, CP3 and CP6."

This Section 73 application seeks to vary condition 4 (boundary treatment), by specifying the exact type of boundary treatment that will be used by the applicant now. The applicant has specified the boundary treatment of the site to comprise of a natural coloured closeboard feather edge timber fencing.

Suggested condition wording:

"The boundary treatments present at the site must comprise a natural coloured closeboard feather edge timber fencing. This boundary treatment shall be implemented prior to the first occupation of the development or phased as agreed

in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety.

Relevant policy: Core Strategy policies CP1, CP3 and CP6."

Condition 5 (Landscaping Scheme)

Condition 5 of permission 241301 reads as follows;

"No development shall commence above foundation level until a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained including any hard landscaping materials has been submitted and approved in writing by the local planning authority. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21."

This Section 73 application seeks to vary Condition 5 by submitting a Landscaping Plan, drawing number 6030.01, dated October 2024 prepared by Rachel Hotston. This landscaping plan details the planting schedule, proposed landscaping, trees and layout of the proposed site.

Suggested condition wording:

"The development shall be implemented in accordance with the submitted landscape plan, drawing number 6030.01, prepared by Rachel Hotston dated October 2024. The landscaping and planting shall be implemented in accordance with such details with planting carried out in accordance with such details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21."

I trust this information is sufficient to vary the relevant conditions. If you have any queries, please do let me know.

Yours sincerely,



Sam Pryor BSc (Hons)

Planner | ET Planning

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