

JPPC ref: AG/6949

Mr B Hindle
Planning Services
Wokingham Borough Council
Planning Portal Ref:13645040

17th January 2025

Dear Mr Hindle

S.96 NON-MATERIAL AMENDMENT TO APPLICATION 232532

DESCRIPTION OF APPLICATION 232532:

‘APPLICATION TO VARY CONDITIONS 2,3,4,5,6,7,8,10 AND TO REMOVE CONDITION 17 OF PLANNING CONSENT 201453 FOR THE ‘FULL APPLICATION FOR THE PROPOSED ERECTION OF A 3.NO BEDROOM DWELLING AND DETACHED DOUBLE GARAGE FOLLOWING DEMOLITION OF THE EXISTING DWELLING AND DETACHED GARAGE. (CONDITION 2, APPROVED DETAILS, 3 EXTERNAL MATERIALS, 4 PLANS FOR WATERCOURSE BUFFER ZONE, 5 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN, 6 LANDSCAPING, 7 PROTECTION OF TREES, 8 BIODIVERSITY ENHANCEMENTS, 10 FLOOD RISK ASSESSMENT, 17 OBSCURE GLAZING) AND THE VARIATIONS ARE TO ALLOW FOR CHANGES TO THE APPROVED DWELLING AND RE-POSITIONING OF WET DOCK’.

LODDON HOUSE, LODDON DRIVE, WARGRAVE, RG10 8HL

This s.96 NMA application seeks permission in respect of changes to the replacement dwelling scheme at Loddon House originally approved by application **201453**. As you will recall, three s.73 applications have previously been approved following on from the granting of application 201453 in August 2020.

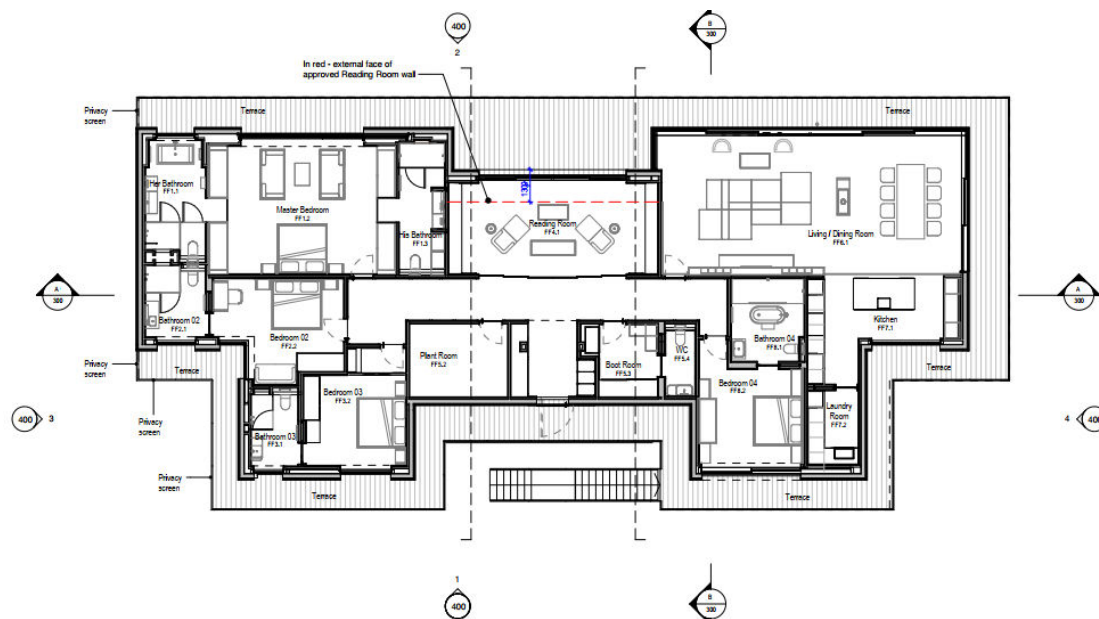
The first of these (application **211348** refers) approved a range of internal and external changes to the approved replacement dwelling in June 2021. These approved changes to the house also featured as part of the subsequent s.73 application (application **213891** refers) but, in addition, this proposal also included the creation of a river cutting and wet dock underneath the new dwelling (approved in February 2022).

Application **232532**, in turn, allowed for further minor amendments to the approved dwelling but, most notably, allowed for the re-siting of the river cutting and dock to the south of the approved dwelling.

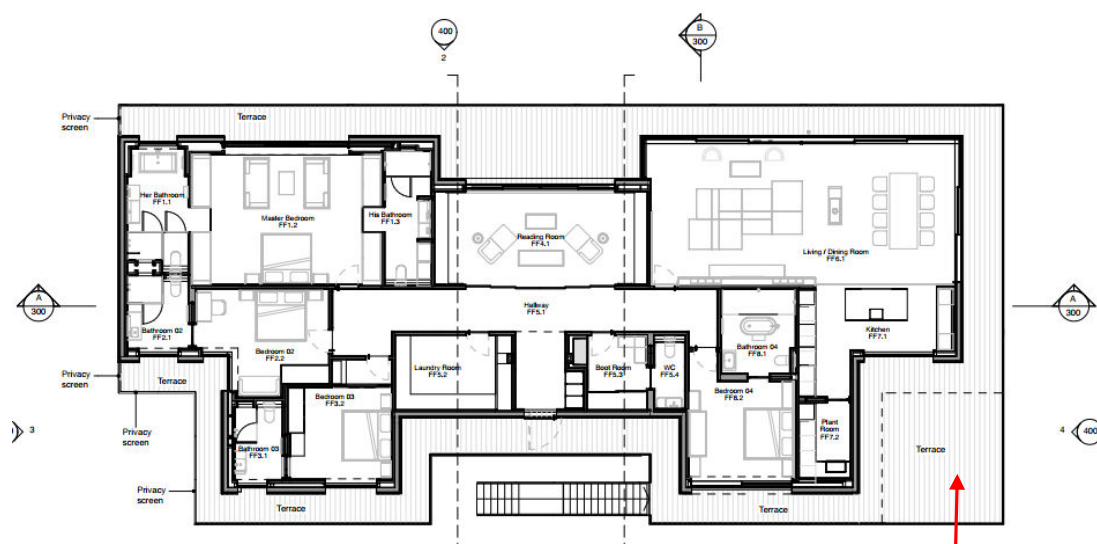
For ease of reference, the approved floor plans, elevations and site plan for application 232532 – which was approved in April 2024 – are attached as **Appendix 1**.

This application seeks to confirm that changes to the scheme approved by application 232532 would reasonably fall to be considered as non-material changes.

Specifically, the changes in question relate to a small additional area of raised terracing that my clients would like to create at the south-western corner of the house. The area in question can be seen with reference to the snipped plan extracts below:



Approved Raised Terrace Area as approved by Application 232532



Proposed Raised Terrace Area

Additional area

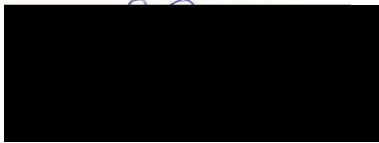
The additional terrace area measures approximately 25 sq. m and would be utilised to provide better circulation space around the perimeters of the house and, in addition, to provide a south-facing amenity space, raised bin storage space and as a growing space for pots and planters to be located.

The extension to the wrap-around terrace area would be well-screened and imperceptible from public vantage points from Loddon Drive and from the river and would necessitate only the provision of two additional posts below the deck area such that its impact in terms of flood storage/flows would be wholly negligible.

It is therefore hoped that you will be happy to support this NMA application accordingly.

I look forward to receiving the application acknowledgement in due course and trust you will not hesitate to contact me should there be any queries regarding the proposal.

Yours faithfully



Adrian Gould Dip TP MRTPI

Director of Adrian Gould MRTPI Ltd, a Consultant to JPPC

Email: adrian.gould@jppc.co.uk

Direct dial: 01865 322352

NMA Plans

Location Plan - 110revA

Proposed Site Plan -100revG

Proposed Ground Level Plan - 200revF

Proposed Main Floor Plan - 201revF

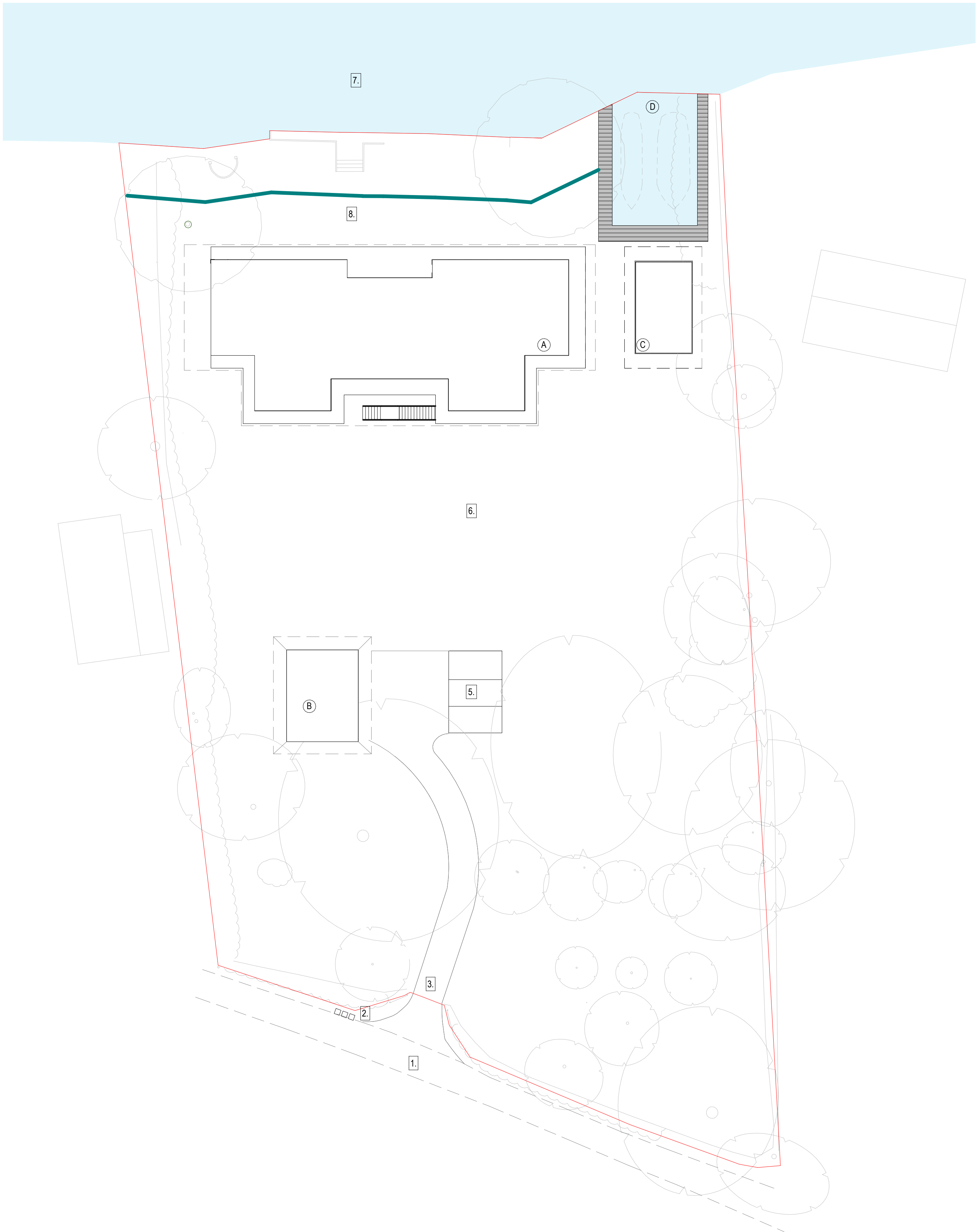
Proposed Section AA and B-B - 300revD

Proposed Elevations - 400revD

Proposed Sectional North and South Elevations - 401revF

APPENDIX 1

Approved Site Plan, Floor Plan and Elevations for
Application 232532



1 Proposed Site Plan
100 1 : 250

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

InSpace Architects Ltd. shall be notified in writing of any discrepancies.

Key Plan

not to scale

Site boundary line

Boundary line of the 5m buffer zone for wildlife corridor

Outline of the proposed external walls and terrace

Outline of the proposed roof

Consented garage location

A

Main building

B

Garage and bike store

C

Outbuilding - as per approved CLOPUD application no.202674 (Foundation and concrete slab construction already completed)

D

Proposed wet dock

1

Loddon Drive

2

Waste and recycle store

3

New entrance gate

4

Gravel driveway

5

Parking space

6

Lawn

7

Loddon River

8

Cut-in in site for boat dock

0510152025 [m]

REV

DATE

DESCRIPTION

CLIENT

Shuttleworth Road Ltd.

PROJECT

Loddon House

JOB NUMBER

2010

TITLE

Proposed Site Plan - For Planning

SIZE

SCALE

LAST REVISED

DRAWN

CHECKED

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REV

SUITABILITY/REASON FOR ISSUE

F

DRAWING NUMBER

2010 - P - 100

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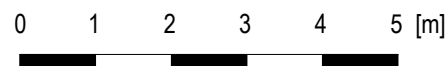
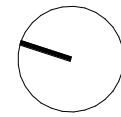
ARCHITECTS

1 Proposed Main Floor Plan
201 1 : 100



Notes:
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Key Plan
not to scale



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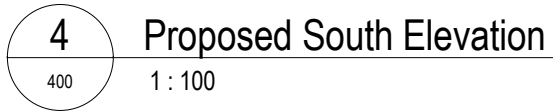
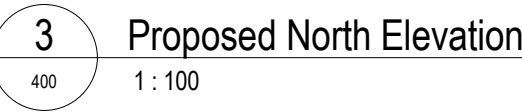
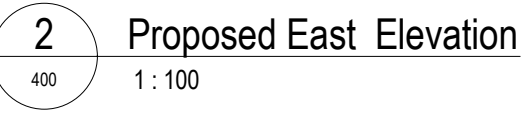
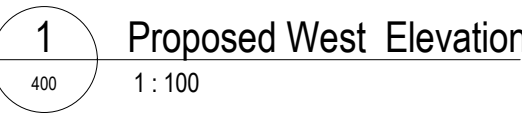


TITLE
Proposed Main Floor Plan - For Planning

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