



**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	44
Suffix	
Property Name	
Address Line 1	Oxford Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Wokingham
Postcode	RG41 2XZ

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

Easting (x)	Northing (y)
480373	168789
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Amanda

Surname

Mugnier

Company Name

Address

Address line 1

40 Oxford Road

Address line 2

Address line 3

Town/City

Wokingham

County

Wokingham

Country

Postcode

RG41 2XZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Dudrey

Surname

Browne

Company Name

Teknidraft Designs

Address

Address line 1

21 Broomfield Road

Address line 2

Tilehurst

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG30 6AJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

Proposed erection of a part single /part two storey side and rear extension to dwelling, plus open porch to front, chanhe of fenestration and rear juliet balcony. Demolition of existing conservatory.

Reference number

F/2014/0752

Date of decision

04/07/2014

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

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

The non-material amendments are as follows.

To increase the two story side extension and set back from the front by 500mm

To increase the ground floor front extension by 2m

To add an enclosed front porch

To add wooden cladding to the front elevation

To change the window color to a green/grey color

To add solar panels on the rear of the roof

To add 1m retainer wall with a 1m metal railing to the front and side boundary

To add a 2m ht metal gate at the front entrance to site

To add a resin bonded cover to existing graveled car parking at the front

Please state why you wish to make this amendment

The amendments are added to the extension to complete phase two of the development to create a better street scene appeal and to improve the amenity of the property.

Also to creating own electricity from a renewable energy source, ultimately reducing your carbon footprint and saving on bills.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

MUGNIER-J-13/204 Sheet 1 and 2

New plan/drawing numbers

MUGNIER-J-TD-24-323 Sheet E1, E2, E3, P1, P2, P3, P4, P5, P6, P7, P8, P9

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

Dudrey Browne

Date

11/02/2025