

Date: 15 January 2026
Application: 251935



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr Ed Layton,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 220591**

Application Number: 251935

Applicant Name: Mr Stephen Jenkins

Site Address: Wessex Gate Lodge, Whiteknights Road, Reading, RG6 6BQ

Proposal: Application for submission of details to comply with the following condition of planning consent 220591 dated 05/07/2022. Part Discharge Condition 3. External Materials (roof materials only).

This application relates to condition 3 of planning permission 220591 dated 05/07/22.

Condition 3 states:

External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension Public: Information that can be seen and used by everyone inside and outside the Council. hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

The details have been submitted after implementation. On this basis, condition 3 cannot be discharged as the development is substantially completed. Any amendments to the materials were required to be submitted after the date of the permission and before implementation. The trigger point specified in the condition has passed and the condition has not been complied with therefore cannot be formally discharged.

Notwithstanding this, the details submitted (Supporting Information document and Material Specification- CUPA 50- received on 12 & 13 August 2025) are considered to be acceptable. It would have been acceptable if they had been submitted at the relevant trigger point and there is no intention to take formal action as a result of non-compliance with this condition provided the development remains in accordance with these materials.

Yours sincerely,
Development Management & Compliance

JMM
Authorised by:
15 January 2026

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 3- External Materials (roof materials only).	Supporting document	Information	12 & 13 August 2025	See above
	Material CUPA 50	Specification-		