

**Date:** 30 July 2026  
**Application:** 261527



**WOKINGHAM**  
**BOROUGH COUNCIL**

Mr Elton Disha  
ATRIO ARCHITECTURE LTD  
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Development Management &  
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Dear Mr Elton Disha,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING  
PERMISSION 241213**

**Application Number:** 261527

**Applicant Name:** E Doka

**Site Address:** Bowsey Cottage, Canhurst Lane, Knowl Hill, RG10 9XT

**Proposal:** Application for submission of details to comply with the following condition of planning consent 241213 dated 26/07/2024. Condition 6 (Landscaping), 7 (Drainage) and 8 (Boundary).

A list of the agreed details for the conditions being discharged is set out below. In summary:

- The submitted details meet the substantive requirements of Conditions 6, 7 and 8 and are acceptable, no further information is required. However, Conditions 6 and 7 required the submission of the relevant details within three months of the date of the planning permission. As the details were not submitted within that timeframe, the requirements of Conditions 6 and 7 have not been fully complied with and those conditions cannot be formally discharged. Notwithstanding this, the submitted details are accepted by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- Details submitted in relation condition 5 are being considered under application ref 261766. No further conditions requiring details to be agreed in writing with the Local Planning Authority need to be submitted.

Yours sincerely,  
Development Management & Compliance

Authorised by:

| Condition       | Plan Number/Report Details                                                                                                                                                                                      | Date Received | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Condition No. 6 | Plan titled 'Landscape Plan & Boundary Details', no. A-201 Rev:A                                                                                                                                                | 29 July 2026  | <p>Consultation has been undertaken with WBC Trees and Landscape, the submitted details meet the requirements of the condition are acceptable.</p> <p>However, condition 6 required the submission of the relevant details within three months of the date of the planning permission. As the details were not submitted within the specified timeframe, the requirements of the condition have not been fully complied with and condition 6 cannot be formally discharged.</p> <p>Nonetheless, the submitted details are accepted and the development shall be carried out in accordance with the approved details. Planting must be carried out in the first planting season following the occupation of the building.</p> |
| Condition No. 7 | <p>Plan titled 'Drainage Layout &amp; Details', no. A-202</p> <p>Document titled 'Soakaway Design', ref: 00423, dated 13/04/2026</p> <p>Document titled 'SuDS Maintenance Plan', ref: 00423, dated Jan 2026</p> | 3 July 2026   | <p>Consultation has been undertaken with WBC Drainage, the submitted details meet the requirements of the condition are acceptable.</p> <p>However, condition 7 required the submission of the relevant details within three months of</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Condition       | Plan<br>Details                                                  | Number/Report | Date<br>Received | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|------------------------------------------------------------------|---------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                  |               |                  | <p>the date of the planning permission. As the details were not submitted within the specified timeframe, the requirements of the condition have not been fully complied with and condition 7 cannot be formally discharged.</p> <p>Nonetheless, the submitted details are accepted and the development shall be carried out in accordance with the approved details. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.</p> |
| Condition No. 8 | Plan titled 'Landscape Plan & Boundary Details', no. A-201 Rev:A |               | 29 July 2026     | <p>Consultation has been undertaken with WBC Trees and Landscape, the submitted details meet the requirements of the condition are acceptable.</p> <p>The condition can only be discharged in full once the development has been carried out in accordance with the approved details.</p> <p>The approved scheme shall be implemented prior to the first occupation of the development and</p>                                                                                                                                                                       |

| Condition | Plan<br>Details | Number/Report | Date<br>Received | Comments                                                                            |
|-----------|-----------------|---------------|------------------|-------------------------------------------------------------------------------------|
|           |                 |               |                  | maintained in the approved form for so long as the development remains on the site. |