8th September 2026

Planning Officer

Development Management

Wokingham Borough Council

Dear Planning Officer

Discharge of Conditions: Approval of Materials - Land at 23 Tippings Lane and Rothwell Gardens,

Following correspondence [redacted] on subsequently closed enforcement queries, my client Hicks Developments Ltd now seeks discharge of Conditions requiring submission and agreement of materials to be used in the construction of the three remaining dwelling plots at Tippings Lane.

The discussions [redacted] established that as the Councils own records demonstrated that lawful commencement had taken place many years ago, no Certificate was required to confirm that implementation can continue [email 5th May 2026 Ref RFS 2026 091121 23 Tippings Lane, Woodley].

The relevant planning history is as follows. Planning permission has been granted for two adjoining schemes and lawful commencement of both has taken place, implemented by previous owners. Both sites have now been purchased by my client who intends to build out, as one project, the two remaining units approved under references 12232 Outline [3rd March 1980 – Site A] and 13560 [RM 3rd July 1980] and the single new adjoining dwelling under reference F/2002/5708 [Site B].

On Site A in Rothwell Gardens, four of the 6 approved dwellings have been built and occupied since 1984 (first unit) and 1987 (fourth unit). No records are available confirming the approval of materials but no enforcement interest has been expressed in the past 40 odd years or problems raised by the numerous solicitors involved in subsequent transfers. It has been agreed that the permission was lawfully implemented including , on the balance of probabilities, the discharge of the materials condition.

On Site B on Tippings Lane, the extension and subdivision of the existing dwelling took place in the early 2003, again with materials assumed to have been approved. It is unclear as to whether this approval also covered the additional new dwelling, but again it has been agreed that the remainder of the Permission remains extant and has been lawfully commenced.

With the passage of time, the materials used in the two schemes are no longer available. My client proposes new materials which are of a high quality and specifically suitable for the two adjoining schemes, complementing local visual character.

This application for Site B therefore seeks approval of the materials specified below (reference Condition 2 F/2002/5708).A duplicate submission is made for the same materials on the adjoining Site A (Condition 4 12232). These historic Conditions are worded to require submission of samples, but more modern requirements are for catalogue details to be provided. If samples are still required please advise by phone or email and they can be provided on site or to your office.

Brickwork – **Ibstock Dorset Red Multi Stock** (Technical details attached). Natural colour mortar.

Roof tile - **Marley Mendip Double pantile, Colour: Antique Brown (Granular Finish)** (Image attached).

Construction is imminent so a rapid decision would be much appreciated.

Yours faithfully

[redacted]

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cc Mr Steve Hicks Hicks Developments Ltd

Mr Ian Walton Hicks Developments Ltd