



**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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	35
Suffix	
Property Name	
Address Line 1	Robin Hood Lane
Address Line 2	
Address Line 3	Wokingham
Town/city	Winnersh
Postcode	RG41 5ND

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

Easting (x)	Northing (y)
478259	170976

Description

Applicant Details

Name/Company

Title

Mr

First name

Steve

Surname

Bowie

Company Name

pro 1 group

Address

Address line 1

35

Address line 2

Robin Hood Lane

Address line 3

Town/City

Winnersh

County

Country

United Kingdom

Postcode

RG41 5ND

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 *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Application Number:

222974

Applicant Name:

Mr Steve Bowie

Site Address:

35 Robin Hood Lane, Winnersh, Wokingham, RG41

5ND

Proposal:

Full application for phased redevelopment of the site with the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling.

Date of Decision:

12 December 2022

Reference number

222974

Date of decision (date must be pre-application submission)

12/12/2022

Please state the condition number(s) to which this application relates

Condition number(s)

2. Approved details

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The purpose of this application is to reduce the overall size and scale of the previously approved dwellings. These changes respond to feedback from neighbouring residents and cost considerations. The overall scheme will fundamentally remain the same and will retain 5 Bedrooms. I consider the reductions to be a minor material amendment which falls within the scope of Section 73

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The amended scheme proposes the following key changes:

- Reduction in the overall rear projection
- Reduction of windows to rear and side elevations
- Removal of the loft bedroom and associated stairs & windows
- Reduction in ridge height
- Minor internal layout amendments
- Associated adjustments to elevations and roof design

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Planning Permission Ref: 222974

Date (must be pre-application submission)

12/12/2022

Details of the pre-application advice received

Full planning has been approved

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Steve

Surname

Bowie

Declaration Date

10/04/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Steve Bowie

Date

10/04/2025