



**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	
Suffix	
Property Name	Reading Blue Coat School
Address Line 1	Sonning Lane
Address Line 2	
Address Line 3	Wokingham
Town/city	Sonning
Postcode	RG4 6SU

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

Easting (x)	Northing (y)
475249	175213
Description	

Applicant Details

Name/Company

Title

Ms

First name

A.

Surname

West

Company Name

Reading Blue Coat School

Address

Address line 1

Holme Park

Address line 2

Sonning Lane

Address line 3

Sonning

Town/City

County

Wokingham

Country

Postcode

RG4 6SU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

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

Please add details of all persons notified

Name of person notified:
***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:
Reading Blue Coat School

Address Line 2:
Holme Park, Sonning Lane

Town/City:
Sonning, Wokingham

Postcode:
RG4 6SU

Date notice served:
30/08/2024

Description of Your Proposal

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

Full application for the proposed erection of a part single and part two storey building to provide music and drama classrooms on the ground floor, a double height auditorium with associated first floor control room, and 4No. monodraughts and solar panels to the main roof. Permanent retention of the temporary drama studio building following substantial demolition of Way Hall and adjacent shed. External alterations, including new roof and cladding to the existing music annexe along with associated hard and soft landscaping.

Reference number

232925

Date of decision

18/01/2024

What was the original application type?

Full planning & demolition in a conservation area

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

To amend the description of development to read as follows:-

'Full application for the proposed erection of a part single, part two storey building for educational purposes following the substantial demolition of existing building; permanent retention of temporary drama studio for educational purposes; external alterations, including new roof and cladding, to existing music annexe; associated hard and soft landscaping.'

Please state why you wish to make this amendment

To allow for the submission of a S.73 application to make minor material amendments to the approved scheme through the submission of revised drawings.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

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

N/A (Email exchange)

Date (must be pre-application submission)

19/08/2024

Details of the pre-application advice received

Officers agree that the previous description was unnecessarily detailed because all of the uses within it are ancillary to the site's educational use. It is therefore suggested that a non-material application is submitted to change the description to something along the lines of:

"Full application for the proposed erection of a part single, part two storey building for educational purposes following the substantial demolition of existing buildings, plus the permanent retention of an existing building for educational purposes facilitated by external alterations including new roof and cladding along with associated hard and soft landscaping."

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

Christopher Wickham

Date

30/08/2024