

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



Expiry Date: 4 June 2026

Application Number: 261067

Location: 16 - 22 High Street, Wargrave, RG10 4BY

Proposal: Application for non-material amendment to planning permission 231166 to expressly provide for the approved development to be carried out in two phases, in the order shown on the approved phasing plan. Revised description to read: Full application for a two phased development including Phase 1 – retrospective demolition of roadside wall within a Conservation Area, repair and alterations to no. 18 High Street (Holly Cottage) including demolition of curtilage listed wall, plus formation of a new gated walled entrance and addition of hard and soft landscaping following demolition of nos. 20–22 High Street and a boundary wall; and Phase 2 – erection of 1 no. detached replacement dwelling and car port following demolition of no. 16 High Street (Silvaplane) and associated outbuildings.

Recommendation: Approve

Conditions and/or Reasons

1. Additional and amended conditions pursuant to 231166:

Condition 2 (Approved Plans) of planning permission 231166 is hereby updated to include the following drawing -

Site Block Plan Works Phasing Proposal (drawing no.

HSW.200.SBPWSP.20), as received by the local planning authority on 01 May 2026

For clarity, all other approved plans listed under Condition 2 of planning permission 231166 remain unchanged and continue to apply.

Additional Condition 30 (Phasing condition) added as follows -

The development hereby permitted shall be carried out in the two phases as shown on approved drawing (SITE BLOCK PLAN WORKS PHASING PROPOSAL - HSW.200.SBPWSP.20), as received by the Local Planning Authority on 01 May 2026, and as outlined in the revised Condition 2 above. The development permitted within Phase 1 shall be carried out first and completed in full before any works comprised within Phase 2 are commenced. The development shall thereafter be implemented only in accordance with the approved phasing plan unless otherwise agreed in writing by the Local Planning Authority. Reason: For the avoidance of doubt, to ensure the development is carried out in the approved sequence, and to provide clarity as to the phasing of the development.

All other conditions pursuant to planning permission 231166 remain unchanged and continue to apply in full.

Reason: The proposed amendment relates solely to the sequencing of development through the introduction of two phases and does not alter the nature, scale, layout, or external appearance of the development approved under planning permission 231166. Other than its phasing, the amendment would not give rise to any new or different impacts in respect of visual amenity, heritage assets, residential amenity, or highway safety when compared to the originally approved scheme. Hence, as the scheme remains fundamentally unchanged, the amendment is considered non-material and falls within the scope of the original permission. Accordingly, the Local Planning Authority is satisfied that the proposed change constitutes a non-material amendment within the meaning of Section 96A of the Town and Country Planning Act 1990.

BJC

Recommendation and conditions/reasons agreed:

Date: 04.06.26

REMEMBER - The earliest date for a decision on this application is: **17 May 2026**