

Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

20th December 2024

To Whom It May Concern,

Non Material Amendment Application for the amendment of Condition 2, approved documents, at Parcel 7, Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY

The Reserved Matters Application for Parcel 7 of the development, Ref. 223435, was approved on the 19th April 2023 and reads as follows:

“Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.”

Following a review of the scheme, it was noted that the bin store blocks for Plots 189-194 exceeded the maximum distance for refuse. As a result, the bin and cycle store for these residents has been moved closer to the flat block, resulting in the nearby visitor parking space being moved to where the bin and cycle store was located previously.

During this review it was also noted that the elevational detailing differed from that on the flat blocks of a different parcel. It was discussed with the case officer that it would be beneficial to the character to amend the elevation to mirror that already built.

BDW SC believe these changes to be non-material in nature.

I am pleased to enclose for your consideration details pursuant to the amendment of planning Condition 2, the approved planning documents attached to the Reserved Matters application of the approved development at Hogwood Farm, Finchampstead (**Ref. 223435**).

Previously approved/listed document	Proposed document
1 Bedroom flats plans and elevations – PLN-3 2113 REV A	PLN-3-2113-1BF FLATS - (SUBMITTED)-REV B
Site Layout Coloured PLN-3 1101 REV A	PLN-3-1101-SITE LAYOUT-COLOURED - (SUBMITTED)-REV B
Site Layout PLN-3 1102 REV A	PLN-3-1102-SITE LAYOUT- (SUBMITTED)-REV B
Storey Heights Plan PLN-3 1103 REV A	PLN-3-1103-STOREY HEIGHTS PLAN- (SUBMITTED)-REV B
Unit types phase plan PLN-3 1104 REV A	PLN-3-1104-UNIT TYPES PLAN- (SUBMITTED)-REV B

Tenure Plan PLN-3 1105 REV A	PLN-3-1105-TENURE PLAN- (SUBMITTED)-REV B
Parking distribution plan PLN-3-1109 REV A	PLN-3-1109-PARKING DISTRIBUTION PLAN - (SUBMITTED)-REV B
1110 – Cycle storage plan	PLN-3-1110-CYCLE STORAGE PLAN - (SUBMITTED)-REV A
General Arrangement Parcel 7 Sheet 1 – PLN-7-4022 REV A	CIV-7-4121_Roads and Sewers_DAR_General Arrangement Parcel 7 Sheet 1 _C12
General Arrangement Parcel 7 Sheet 2 – PLN-74023 REV A	CIV-7-4122_Roads and Sewers_DAR_General Arrangement Parcel 7 Sheet 2 _C16
Proposed Levels Sheet 1 - Parcel 7 – PLN – 7 – 4024 REV A	CIV-7-4123_Roads and Sewers_DAR_Proposed Levels Parcel 7 Sheet 1 _C13
Proposed Levels Sheet 2 – Parcel 7 – PLN – 7 – 4025 REV A	CIV-7-4124_Roads and Sewers_DAR_Proposed Levels Parcel 7 Sheet 2 _C16
Proposed Drainage Parcel 7 Sheet 1 – PLN-7-4033 REV A	CIV-7-4125_Roads and Sewers_DAR_Proposed Drainage Parcel 7 Sheet 1 _C21
Proposed Drainage Parcel 7 Sheet 2 – PLN – 7 – 4034 REV A	CIV-7-4126_Roads and Sewers_DAR_Proposed Drainage Parcel 7 Sheet 2 _C20

I trust the submission is clear and we look forward to your response. Should you require any further information then please do not hesitate to contact me on 07392 286374 or via email at kristy.king@bdwhomes.co.uk

Yours sincerely

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