



**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	Foxhaven
Address Line 1	Remenham Church Lane
Address Line 2	
Address Line 3	Wokingham
Town/city	Remenham
Postcode	RG9 3EX

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

Easting (x)	Northing (y)
477362	183061

Description

Applicant Details

Name/Company

Title

Mr. & Mrs.

First name

Mark

Surname

LYNDON

Company Name

Address

Address line 1

Foxhaven

Address line 2

Remenham Church Lane

Address line 3

Town/City

Remenham

County

OXFORDSHIRE

Country

Postcode

RG9 3EX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

Description of Your Proposal

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

Application to vary condition 2 of planning consent 221887 for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings. Condition 2 refers to the approved details and the variation is to replace the proposed drawings with those approved under subsequent planning consent 233130 (as amended by application 242283).

Reference number

242664

Date of decision

16/01/2025

What was the original application type?

Full planning permission

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

External finish in facing brickwork with knapped flint panels.
5-gables (in lieu of 4).
Minor changes to oak framing and buttresses.

Please state why you wish to make this amendment

External finish in facing brickwork with knapped flint panels.
- More traditional local vernacular.

5-gables (in lieu of 4),
- So as to provide a central gable to the rear central Master Bedroom, and to allow sufficient height under the valleys to walk across the rear of the building
under the valleys.

Minor changes to oak framing and buttresses.
- Tidying up exercise.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

01 907.3-PL01p PROPOSED Location Plan - 2024-09-02
02 907.3-PB01p PROPOSED Block Plan - 2024-09-02
03 907.3-PS01p PROPOSED Site Plan - 2024-09-02
04 907.3-P001- FOXHAVEN LEVEL 1 Ground Floor Plan - 2024-08-29
05 907.3-P002- FOXHAVEN LEVEL 2 First Floor Plan - 2024-08-29
06 907.3-P003- FOXHAVEN LEVEL 3 Roof Plan - 2024-08-29
07 907.3-P005- FOXHAVEN Elevations 1 - 2024-08-29
08 907.3-P006- FOXHAVEN Elevations 2 - 2024-08-29

New plan/drawing numbers

01 907.3-PL01p PROPOSED Location Plan - 2024-09-02
02 907.3-PB01p PROPOSED Block Plan - 2024-09-02
03 907.3-PS01p PROPOSED Site Plan - 2024-09-02
04 907.3-P001m FOXHAVEN LEVEL 1 Ground Floor Plan - 2025-01-29
05 907.3-P002m FOXHAVEN LEVEL 2 First Floor Plan - 2025-01-23
06 907.3-P003g FOXHAVEN LEVEL 3 Roof Plan - 2025-01-23
07 907.3-P005f FOXHAVEN Elevations 1 - 2025-01-29
08 907.3-P006d FOXHAVEN Elevations 2 - 2025-01-29

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

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

Richard CUTLER

Date

29/01/2025