



**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 Approval of Details Reserved by Condition

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Amy

Surname

May

Company Name

Address

Address line 1

4 Grange Cottages

Address line 2

Broadcommon Road

Address line 3

Hurst

Town/City

County

Country

United Kingdom

Postcode

RG10 0RD

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

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

"Application to vary condition 2 and 3 of planning consent 233036 for the Full application for the proposed subdivision of the site and change of use of existing studio building to 1 no. residential dwelling with changes to external materials, roof lights and fenestration, plus associated landscaping and vehicular parking. Condition 2 and 3 refers to amendments to approved drawings and change to compliance only. The variation is changes to fenestration and fencing and change to compliance only."

Reference number

241738

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

13/09/2024

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

Condition number(s)

8. Within 4 months of the date of this permission, full details, including the species, size, spacing and numbers of plants to reinstate/plant the front boundary south east hedgerow shown on the approved drawing number 003/D, shall be submitted to the local planning authority for approval. The details thereby agreed shall be fully implemented.

- COMPLETED PLAN DELIVERED 9/12/24

- INFO ON COMPLETED PLAN APPROVED BY LANDSCAPE OFFICER 29/5/24 (via email from [REDACTED] "Please see below advice from our Landscape officer on the recommended planting • Hawthorn, buckthorn, guelder rose and yew. • 1 x 10litre pot planted in each 1m squared area for the yew. The others should have a 5litre pot minimum, planted randomly at circa 50cm spacings round the yews". This was also approved via a memorandum on 29th July 2024 by [REDACTED] from the Trees and Landscape Department, who stated "The changes are minor in T&L terms and seem as appropriate to the countryside location as the consented scheme".

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the approval of the details by the Local Planning Authority.

- COMPLETED 1/3/25

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

- AGREED

Reason: In the interests of visual amenity and to protect the character and appearance of the countryside. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

As advised by Landscape officer:

- Hawthorn, buckthorn, guelder rose and yew.
- 1 x 10litre pot planted in each 1m squared area for the yew. The others should have a 5litre pot minimum, planted randomly at circa 50cm spacings round the yews

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

email 29/5/24

Date (must be pre-application submission)

29/05/2024

Details of the pre-application advice received

- onsite meeting with Kieran Neumann on 24/5/24
- email confirming planting scheme (via [REDACTED] from Landscape officer (no name supplied) and [REDACTED] Trees and Landscape Department

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Amy May

Date

13/05/2025