



**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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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

Arborfield Court, The Lodge

Address Line 1

Swallowfield Road

Address Line 2

Address Line 3

Wokingham

Town/city

Arborfield

Postcode

RG2 9JS

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

Easting (x)

475592

Northing (y)

166550

Description

Applicant Details

Name/Company

Title

Mrs

First name

Ruth

Surname

Platt

Company Name

Address

Address line 1

Arborfield Court, The Lodge Swallowfield Road

Address line 2

Address line 3

Town/City

Arborfield

County

Wokingham

Country

Postcode

RG2 9JS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

[REDACTED]

Secondary number

Fax number

Email address

[REDACTED]

Agent Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Hughes

Company Name

3drarchitects

Address

Address line 1

15 Emmbrook road

Address line 2

Address line 3

Town/City

Wokingham

County

Country

RG411HE

Contact Details

Primary number

[REDACTED]

Secondary number

Fax number

Email address

[REDACTED]

Description of the Proposal

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

Householder application for the proposed erection of a single storey rear extension. Raising of the roof to create habitable accommodation, to include 4no. dormers plus changes to fenestration following demolition of existing chimney and garage.

Reference number

232853

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

25/01/2024

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

Condition number(s)

4 & 6 & 7

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 4 relating to the parking. We want to revise the approved plans for the parking area, to be largely unchanged from the existing, as there is sufficient space on the existing site area to allow for parking on the site for a 5 bed house.

Condition 6 relating to the external lighting. We want to include lighting externally, [REDACTED] as indicated in the supporting statement.

Condition 7 relating to the landscaping. We want the external areas to be largely unchanged from the existing, apart from a small area of paving to the front entrance and a patio in front of the new Dining room

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 4. As there is no change from the existing we don't think a condition needs to be included for this.

Condition 6. We would like this condition to be removed.

Condition 7. As there is very little change from the existing we don't think this condition is necessary.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Jonathan

Surname

Hughes

Declaration Date

20/01/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Jonathan Hughes

Date

31/01/2025