

Date: 6 June 2025
Application: 250907



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Variation/Removal of Condition Consultation

Application Number: 250907

Applicant: Mr Steve Bowie

Site Address: 35 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND

Parish: Winnersh

Grid Reference: Easting - 478256, Northing - 170983

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary conditions 2 and 3 of planning consent 222974 for the phased redevelopment of the site with the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling. Condition 2 refers to the approved details and the variation is to reduce the size and scale of the approved dwellings through reduction in the overall rear projections and ridge heights, changes to fenestration, removal of the loft bedrooms, internal layout amendments and associated adjustments to elevations and roof design. Condition 3 refers to approved phasing plan and the variation is to alter the phasing to permit plot 2 to be constructed as phase 1, plot 1 to be constructed as phase 2 and to add phase 0, demolition as a separate phase.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250907.

The new details are as follows: **Revised plans recieved to amend the phasing plan, fenestration sizes and internal layout combined with change in description to amend condition 3.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is

required. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#)

Your observations are required in respect of this application within **10 working days** of the above date. If you need any more information please do not hesitate to contact the case officer Benjamin Hindle.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Benjamin Hindle
Service	WBC Drainage	App No:	250907
Address:	35 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Application to vary conditions 2 and 3 of planning consent 222974 for the phased redevelopment of the site with the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling. Condition 2 refers to the approved details and the variation is to reduce the size and scale of the approved dwellings through reduction in the overall rear projections and ridge heights, changes to fenestration, removal of the loft bedrooms, internal layout amendments and associated adjustments to elevations and roof design. Condition 3 refers to approved phasing plan and the variation is to alter the phasing to permit plot 2 to be constructed as phase 1, plot 1 to be constructed as phase 2 and to add phase 0, demolition as a separate phase.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The variations don't affect the proposed drainage strategy, so **no objections** from drainage.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	10/06/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------

