



**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	12
Suffix	
Property Name	
Address Line 1	Shepherds Hill
Address Line 2	
Address Line 3	Wokingham
Town/city	Woodley
Postcode	RG6 1BB

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

Easting (x)	Northing (y)
475143	173952

Description

Land to rear

Applicant Details

Name/Company

Title

Miss

First name

Kellie

Surname

Johnson

Company Name

SK-TEC LTD

Address

Address line 1

22 Glasspool Road

Address line 2

Winnersh

Address line 3

Reading

Town/City

Reading

County

Wokingham

Country

United Kingdom

Postcode

RG41 5SB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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

Full application for the erection of 1 no. three bedroom detached dwelling with associated parking, landscaping and front boundary wall following demolition of the existing garage.

Reference number

242727

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

13/12/2024

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

Condition number(s)

5 - SUD's
6 - Landscaping

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

24/03/2025

Has the development been completed?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

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

SUDs is for developers building 10+ dwelling, I am an individual building one house for myself. 28 Shepherds Hill (land to rear of 12 Shepherds Hill) is at the top of the hill and not located within any flood zones. The ground is sandy/gravel. The Foul drains connects into a septic tank to the front and the surface water is taken to a soakaway in the rear garden (soakaway design with this application). For the above reason, please consider removing condition 5 from my planning approval.

Attached is the landscaping plan for your approval

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

Please remove condition 5 from the planning approval application.
Please clear condition 6 - Landscaping

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

Miss

First Name

Kellie

Surname

Johnson

Declaration Date

23/09/2025

☒ 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

Steve Kendrick

Date

23/09/2025

Amendments Summary

Added Landscaping plan to clear condition 6
Amended red line to show red and blue lines

