



**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	<input type="text" value="119"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Old Bath Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Wokingham"/>
Town/city	<input type="text" value="Charvil"/>
Postcode	<input type="text" value="RG10 9QN"/>

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

Easting (x)	<input type="text" value="477756"/>	Northing (y)	<input type="text" value="176088"/>
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Description

Applicant Details

Name/Company

Title

Ashford

First name

Luke

Surname

Spencer

Company Name

Smart Developments (LDN) Ltd

Address

Address line 1

138b Chesterfield Road

Address line 2

Address line 3

Town/City

Ashford

County

Country

United Kingdom

Postcode

TW15 3PD

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

**** REDACTED ****

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 proposed erection of a single storey outbuilding and pergola within existing garden.

Reference number

Application number: 250647

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

19/06/2025

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

Condition number(s)

3. No development shall take place until infiltration test results, in accordance with BRE365, demonstrating that infiltration is achievable, has been submitted to and approved in writing by the LPA. Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

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

BRE365 Infiltration Test Report (OBR-SMART-00-XX-DOX-A-0050)
Drainage Plan (OBR-0002)

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

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

Luke Spencer

Date

30/10/2025