



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Miss

First name

Johanna

Surname

James

Company Name

Address

Address line 1

River Cottage Church Street

Address line 2

Address line 3

Town/City

Wargrave

County

Wokingham

Country

Postcode

RG10 8EP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

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

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

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

Part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building.

Reference number

251049 & 251050

Date of decision

12/09/2025

What was the original application type?

Householder planning & listed building consent

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Abutment detail adjustments, adjustments to show existing conditions post further site investigations, adjustments to suit structural design, window position adjustments, new rooflight.

Please state why you wish to make this amendment

Following further detailed investigations of the existing structures, including garden walls, party walls, and roof abutment details, undertaken during the detailed design stage, a number of minor adjustments have been required to better suit the existing site conditions. The majority of the proposed non-material amendments either reflect adjustments to details to accommodate previously unknown conditions, or simply illustrate these newly identified existing conditions. These changes are shown on the plans and elevations and are primarily located in and around boundary walls. In addition, a structural design has now been completed, which has resulted in the introduction of new posts/columns. These allow the rear single-storey extension to be constructed with minimal impact on the existing boundary walls. These elements are clearly indicated and annotated on the submitted drawings.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

PA 001 Rev 01 Transmittal Sheet
PA 013 Proposed Site Plan
PA 014 Proposed Ground Floor Plan
PA 015 Proposed First Floor Plan
PA 016 Proposed Roof Plan
PA 018 Proposed Elevations
PA 019 Proposed Elevation

New plan/drawing numbers

PA 001 Rev 01 Transmittal Sheet
PA 013 Rev 02 Proposed Site Plan
PA 014 Rev 02 Proposed Ground Floor Plan
PA 015 Rev 02 Proposed First Floor Plan
PA 016 Rev 02 Proposed Roof Plan
PA 018 Rev 02 Proposed Elevations
PA 019 Rev 02 Proposed Elevation

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

243178

Date (must be pre-application submission)

19/02/2025

Details of the pre-application advice received

In summary, the project accords with national and local policy and therefore is likely to be acceptable subject to a detailed assessment of the proposals impact on heritage assets.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Simon Mack

Date

05/02/2026