

Wokingham Borough Council.
Planning Department.
Civic Offices,
Shute End,
Wokingham,
RG40 1BN.

Our Ref: 24-F1427

Supporting Statement for Variation of Condition Application

Site Address: 145 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

Original Application Reference: 24-0972

New Application Reference: 25-1758

In response to the Planning Authority's comments regarding the proposed variation of the condition and the scope of amendments that can be made under such an application, we wish to clarify and confirm the following:

The intent of the current application is to seek approval for minor amendments to the previously approved scheme under reference 240972. We understand from your feedback that the previously proposed removal of the garage constitutes a material change to the description of development, and therefore cannot be dealt with under a Variation of Condition application (Section 73 of the Town and Country Planning Act 1990).

Accordingly, we have added a garage to the plans for delivery and will proceed with the current application without the proposed removal of the garage. The scheme now fully complies with the original description, ensuring that all changes fall within the permissible scope of a Variation of Condition.

We have attached an updated CIL Form to this email. Should we wish to pursue the removal of the garage at a later stage, we understand this would require a new full planning application with a revised description of development.

We believe the proposed amendments represent an improved design solution, with enhanced architectural detailing and more efficient use of internal space. The changes remain entirely within the scale, massing, and context of the original approval, and comply with the relevant design principles set out in the Wokingham Borough Council's planning policies, including the Borough Design Guide SPD and Core Strategy Policy CP3 (General Principles for Development). The updated scheme respects the character of the area, maintains residential amenity, and continues to make a positive contribution to the local street scene.

We trust this approach is acceptable and allows for the current application to proceed within the appropriate planning framework.

Yours sincerely,



Bryn Millard (BSc Hons)
Director