

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

10 - 12 The Broadway
Wycombe End
Beaconsfield
Buckinghamshire
HP9 1ND

T: 01494 674969
E: enquiry@progressplanning.co.uk
W: www.progressplanning.co.uk

18th December 2024

Dear Sir/Madam,

Re: Application for Variation of Condition 2 (Approved Plans) of planning permission 203544 for the 'Proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping, and open space' at Land to the West of St Annes Drive and south of London Road, Wokingham, RG40 1PB.

1. Introduction

- 1.1. This covering letter has been prepared by Progress Planning on behalf of the applicant in relation to the submission of a Variation of Condition application for the erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping and open space at Land to the West of St Annes Drive and south of London Road, Wokingham, RG40 1PB (the 'application site').
- 1.2. This S73 planning application is submitted to vary planning Condition 2 (approved plans) of planning permission 203544 (Appeal Ref: APP/X0360/W/22/3297645), dated 20/09/2022.

2. Site Description and Constraints

- 2.1. The application site comprises a 3.33ha site comprising a field bounded by London Road to the north, St Anne's Drive to the east, and open fields to the south and west. The site is generally flat with a few distinguishing features save for tree screening to all boundaries, including a number of protected trees to the north, west and south of the site. There is a change in levels that gradually decrease with distance from London Road.

3. Proposal

- 3.1. This S73 planning application to vary planning Condition 2 of planning permission 203544 proposes to add single storey rear extensions to Plots 2, 3, 4, 7, 50, 51 and 52. The proposed single storey rear extensions would be minor in nature, and would allow for open plan kitchen/dining areas for these dwellings.
- 3.2. This application is supported by the following drawings:
 - Floor Plans & Elevations – Plot 7 – PL.25-S73 Rev F
 - Floor Plans & Elevations – Plot 50 – PL.48-S73 Rev F
 - Floor Plans & Elevations – Plot 51 – PL.49-S73 Rev F
 - Floor Plans & Elevations – Plot 52 – PL.50 – S73 Rev G
 - Floor Plans & Elevations – Plot 2 & 3 – PL.21-S73 Rev H
 - Floor Plans & Elevations – Plot 4 – PL.22-S73 Rev G
 - Site Layout Plan – PL.02-S73 Rev B

- 3.3. This S73 planning application is submitted to Wokingham Borough Council (the LPA) and considers the LPA's Development Plan, the planning history of the site and other material planning considerations to form conclusions on the acceptability of the proposal.
- 3.4. A pre-app has previously been carried out with Wokingham Borough Council, whereby a meeting was held with Joanna Carter (Senior Planning Officer) who advised that the correct route would be to apply for the proposed changes via a S73 planning application. The LPA advised that the garden rooms/extensions would need to consider garden depths. The proposed single storey rear extensions have been designed to enable the retention of at least 11m of garden length for all plots, which has been illustrated on Drg No. PL.02-S73 Rev B.
- 3.5. The LPA also clarified that for the purpose of calculating the requirements of the Employment Skills Plan/Contribution, the increase in the footprint of the dwellings by approx. 65m² total would mean the estimated value of construction would still remain in the same band as per the S106 agreement. As such, the employment requirements would remain the same.
- 3.6. Furthermore, a S73 planning application has previously been submitted to the LPA under ref: 240959 but was subsequently withdrawn by the Applicant on 24 June 2024. The planning application was withdrawn due to timescales with other discharge of condition applications being under consideration by the LPA.

4. Legislation

- 4.1. Section 73 (S73) of the Town and Country Planning Act 1990 (as amended) allows for planning applications to be made for the variation or removal of a condition on an existing planning permission. When determining such an application the LPA can grant the application i.e. remove or vary the condition as requested, refuse the application or impose different conditions to those imposed on the original grant of planning permission.
- 4.2. The proposal seeks the addition of single storey rear extensions to 7 plots in total. The proposed extensions would be single storey with flat roofs and as such in the context of the whole scheme are not considered to amount to more than a material amendment to the scheme. They are considered to be a material amendment rather than a non-material amendment due to the changes to the footprint of the dwellings.

5. Summary

- 5.1. It is considered that the application is acceptable for validation.
- 5.2. A scheme has already been accepted under the same Development Plan on 20/09/2022 (ref: 203544). No objections were previously raised in regard to the principle of development, design and impact on the character of the area and the impact on neighbouring properties and future occupiers.
- 5.3. The proposed changes are not considered to raise any further concerns following that previously approved and would improve the quality of the homes to be delivered across the site. Therefore, the application should be granted planning permission without delay.
- 5.4. However, should further information be required either to enable registration or through the lifetime of the application to aid understanding of the scheme, please do not hesitate to contact us.

Yours sincerely,



Vicki Battimelli
Senior Planner
Progress Planning