

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 March 2026

Application Number: 260301

Location: Land east of Gorse Ride South, south of Whittle Close, and to the north and south of Billing Avenue and Firs Close, Finchampstead, RG40 9JF

Proposal: Application for non-material amendment to planning consent 222001 to reduce the eaves height of HT3 and HT4 by 3 courses; omission of roof lights and width reduction of rear openings to HT1 and HT2, and to split the terraced plots 157-160 into two pairs of semi-detached homes.

Recommendation: Approve

Conditions and/or Reasons

1. The proposed amendments to approved plans within Phases 2B & 2C, including the reduction to the ridge / eaves height of HT3, 4, 5, 6, 7 and 8 by 3 brick courses; omission of roof lights and width reduction of rear openings to HT1 and HT2 (except bathroom rooflights for HT2), and the split of the terraced plots 157-160 into two pairs of semi-detached dwellings as shown on drawings nos.

Site Plan Unit Mix - 700399-KKL-SW-00-DR-A-0301 Rev C12;

Site Plan Phase 2B - 700399-KKL-SW-00-DR-A-0202 Rev C03;

Site Plan with Drawing Number Schedule - 250237-KKL-SW-0301 Rev P02;

HT1 Proposed Plans GF - 250237-KKL-HT1-0302 Rev P01;

HT1 Proposed Plans Roof - 250237-KKL-HT1-0304 Rev P01;

HT1/HT2 Proposed Plans GF - 250237-KKL-CP-0302 Rev P01;

HT1/HT2 Proposed Plans Roof - 250237-KKL-CP-0304 Rev P01;

HT1/HT2v1 (Sht 1) Proposed Plans GF - 250237-KKL-CP-0306 Rev P01;

HT1/HT2v1 (Sht 2) Proposed Plans GF - 250237-KKL-CP-0310 Rev P01;

HT1/HT2v1 (Sht 1) Proposed Plans Roof - 250237-KKL-CP-0308 Rev P01;

HT1/HT2v1 (Sht 2) Proposed Plans Roof - 250237-KKL-CP-0312 Rev P01;

HT3 Proposed Plans & Roof - 250237-KKL-HT3-0302 Rev P01;
HT3v1 Proposed Plans Substr. & GF - 250237-KKL-HT3-0304 Rev P01;
HT3v1 Proposed Plans FF & Roof - 250237-KKL-HT3-0306 Rev P06;
HT3v2 Proposed Plans Substr. & GF - 250237-KKL-HT3-0308 Rev P01;
HT3v2 Proposed Plans FF & Roof - 250237-KKL-HT3-0310 Rev P07;
HT3v3 Proposed Plans Substr. & GF - 250237-KKL-HT3-0312 Rev P01;
HT3v3 Proposed Plans FF & Roof - 250237-KKL-HT3-0314 Rev P01;
HT3/HT6 Proposed Plans Substr. & GF - 250237-KKL-CP-0314 Rev P01;
HT3/HT6 Proposed Plans FF & Roof - 250237-KKL-CP-0316 Rev P01;
HT5 Proposed Plans SS - GF - FF - SF - 700399-KKL-HT5-ZZ-DR-A-0301 Rev C07;
HT5 Proposed Plans Roof - 700399-KKL-HT5-RF-DR-A-0301 Rev C04;
HT7/HT8 Proposed Plans FF - SF - Roof - 700399-KKL-CP-ZZ-DR-A-0302 Rev C06;
HT7/HT8 Proposed Plans SS and GF - 700399-KKL-CP-ZZ-DR-A-0301 Rev C07;
HT1 Proposed Elevations - 250237-KKL-HT1-0502 Rev P02;
HT1/HT2 (Sheet 1) Proposed Elevations - 250237-KKL-CP-0502 Rev P01;
HT1/HT2 (Sheet 2) Proposed Elevations - 250237-KKL-CP-0504 Rev P01;
HT1/HT2v1 (Sht 1) Proposed Elevations - 250237-KKL-CP-0508 Rev P01;
HT1/HT2v1 (Sht 2) Proposed Elevations - 250237-KKL-CP-0506 Rev P01;
HT1/HT2v1 (Sht 3) Proposed Elevations - 250237-KKL-CP-0510 Rev P01;
HT1/HT2v1 (Sht 4) Proposed Elevations - 250237-KKL-CP-0512 Rev P01;
HT3 (Sheet 1) Proposed Elevations - 250237-KKL-HT3-0502 Rev P02;
HT3 (Sheet 2) Proposed Elevations - 250237-KKL-HT3-0504 Rev P01;
HT3v1 Proposed Elevations - 250237-KKL-HT3-0506 Rev P02;
HT3v2 Proposed Elevations - 250237-KKL-HT3-0508 Rev P02;
HT3v3 (Sheet 1) Proposed Elevations - 250237-KKL-HT3-0510 Rev P01;
HT3v3 (Sheet 2) Proposed Elevations - 250237-KKL-HT3-0512 Rev P02;
HT4 (Sheet 1) Proposed Elevations - 250237-KKL-HT4-0502 Rev P01;

HT4 (Sheet 2) Proposed Elevations - 250237-KKL-HT4-0504 Rev P01;
HT4 (Sheet 3) Proposed Elevations - 250237-KKL-HT4-0506 Rev P01;
HT4v1 Proposed Elevations - 250237-KKL-HT4-0508 Rev P01;
HT5 Proposed Elevations - 250237-KKL-HT5-0502 Rev P01;
HT5v2 (Sheet 1) Proposed Elevations - 250237-KKL-HT5-0506 Rev P01;
HT5v2 (Sheet 2) Proposed Elevations - 250237-KKL-HT5-0508 Rev P01;
HT6 Proposed Elevations - 250237-KKL-HT6-0502 REv P01;
HT6v1 (Sheet 1) Proposed Elevations - 250237-KKL-HT6-0504 Rev P01;
HT6v1 (Sheet 2) Proposed Elevations - 250237-KKL-HT6-0506 Rev P01;
HT6v1 (Sheet 3) Proposed Elevations - 250237-KKL-HT6-0508 Rev P01;
HT7/HT8 - Proposed Elevations - 250237-KKL-CP-0524 Rev P01;
HT3/HT6 - Proposed Elevations - 250237-KKL-CP-0518 Rev P02;
Reason:

The proposed changes are non-material. The changes to the site layout by virtue of splitting plots 157-160 are very minor and there is no increase in the scale, height or significant changes to the appearance of the proposed dwellings, whereby there would not be any unacceptable impacts to highways, visual amenity or local character.

NC

Recommendation and conditions/reasons agreed:

Date: 12/03/2026

REMEMBER - The earliest date for a decision on this application is: