

Date: 12 March 2026
Application: 260301



WOKINGHAM
BOROUGH COUNCIL

Tim Kearon
Wates Group
Wates House
Station Approach
Leatherhead
KT22 7SW

Development Management &
Compliance

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Shute End, Wokingham

Berkshire, RG40 1BN

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Dear Tim Kearon,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 260301

Site Address: 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.

I refer to your application for a non-material amendment registered on 5 February 2026 under the above reference number. The proposal is for:

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;

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any additional approvals which may be required under other legislations including building control.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JT', is placed over a light green rectangular background.

Justin Turvey
Head of Development Management - Place & Growth