

Email: sophie.morris@wokingham.gov.uk
Date: 23/01/2026
My ref: 252575



WOKINGHAM BOROUGH COUNCIL

Environment

Development Management Team

P.O. Box 157

Shute End, Wokingham

Berkshire RG40 1WR

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

DX: 33506 - Wokingham

Rachel Caplin
Planning Manager
Croudace Homes
By email only

Dear Ms Caplin,

REFERENCE NUMBER: 252575

SITE ADDRESS: LAND AT BRIDGE FARM, BRIDGE FARM LANE, TWYFORD, BERKSHIRE, RG10 9PR

Proposal: Application for non-material amendment to planning consent 243124 to change the garage roof to Plot 30; amend access road serving Plots 191-200; change rear garden areas for Plots 191 -200 and amendment to the positioning of plots 191-200 (and associated landscape and car parking layout changes)

Thank you for your application for a non-material amendment to the reserved matters planning reference 243124. There is no objection to these amendments which may be allowed and implemented as complying with the original approval. This is because there is no material impact upon the layout or character and appearance of the site as approved under application 243124. Accordingly, you should keep this letter with your Notification of Approval of Permission. For clarity the plans considered under this application are:

Site Layout	DES-703-101 Rev 7
Storey Heights Layout	DES-703-102 Rev 6
Housing Mix Layout	DES-703-103 Rev 6
Typology Layout	DES-703-104 Rev 5
Tenure Layout	DES-703-105 Rev 5
Parking Layout	DES-703-106 Rev 6
Materials Layout	DES-703-107 Rev 4
Surface Materials Layout	DES-703-108 Rev 6
Highways Layout	DES-703-109 Rev 4
Refuse Strategy Layout	DES-703-110 Rev 5
Amenity Space Layout	DES-703-111 Rev 4
Enclosures Layout	DES-703-112 Rev 6
Tracking Layout	DES-703-114 Rev 3
Highways Management Layout	DES-703-115 Rev 3
Visibility Splays Layout	DES-703-116 Rev 3
Refuse Tracking Layout	DES-703-117 Rev 3
Utilities Layout	DES-703-118 Rev 3
Tracking Layout	DES-703-119 Rev 3
Garages and Carports	DES-703-284 Rev 4
Garages	DES-703-285 Rev 5
Garages	DES-703-286 Rev 4
Landscape Masterplan	CH038-002 Rev R

This letter does not convey any additional approval which may be required under the Building Regulations and you are advised to consult the Council's Building Control Team in this respect.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CC' followed by a horizontal line.

Connor Corrigan - Head of Strategic Development - Planning Delivery