



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	45
Suffix	
Property Name	
Address Line 1	Hyde End Lane
Address Line 2	
Address Line 3	Wokingham
Town/city	Spencers Wood
Postcode	RG7 1EP

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
472270	167591

Description

Applicant Details

Name/Company

Title

Mr

First name

Bob

Surname

Tanner

Company Name

Address

Address line 1

45 Hyde End Lane

Address line 2

Address line 3

Town/City

Spencers Wood

County

Wokingham

Country

Postcode

RG7 1EP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Ms

First name

Anne

Surname

Wilder

Company Name

Wilder Associates

Address

Address line 1

2 Mill Lane

Address line 2

Address line 3

Town/City

Wallingford

County

Country

United Kingdom

Postcode

OX10 0DH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Householder application for the proposed erection of a two storey and a single storey rear extension. Extension to existing garage and first floor extension to form habitable space/bedrooms. Replacement of existing flat roof and a new pitched roof following demolition and replacement of the existing front bay window. Resubmission of application following the final Bat Survey report

Reference number

Application number 231458

Date of decision (date must be pre-application submission)

10/08/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition number 2

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

07/01/2024

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

15/11/2024

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The parapet to the rear flat roof has been built 250mm higher than the original permission to allow for waterproofing to roof. It is still lower than the neighbours adjacent parapet.

The rear french doors have been replaced with an up and over door as the function of the room is now hobby / sculpting room

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition to read;

Approved details - This permission is in respect of the submitted application plans and drawings

BTE/PL/06 Floorplan as built, BTE/PL/07 Roof plan as built, BTE/PL/08 Elevations as built

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

15/01/2025

Submit a material amendment application

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Ms

First Name

Anne

Surname

Wilder

Declaration Date

30/01/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Anne Wilder

Date

17/02/2025