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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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: 240

Suffix: A

Property Name:

Address Line 1: Nine Mile Ride

Address Line 2:

Address Line 3: Wokingham

Town/city: Finchampstead

Postcode: RG40 3QD

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

Easting (x): 480148

Northing (y): 164886

Description:

Land at and to the rear of 238 & 240

Applicant Details

Name/Company

Title

Mr

First name

Nathan

Surname

Craker

Company Name

Elivia Homes Central

Address

Address line 1

Suites 5 & 6 Woodlands Court

Address line 2

Burnham Road

Address line 3

Town/City

Beaconsfield

County

Bucks

Country

UK

Postcode

HP9 2SF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☑ Yes
- ○ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ○ Yes
- ○ No
- ☑ Not applicable

Description of Your Proposal

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

Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889(approved under appeal ref. APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.

Reference number

250655

Date of decision

19/06/2025

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- ○ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☑ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendment to wording of condition 2 in order to facilitate the inclusion of an amended plan

Please state why you wish to make this amendment

Please see covering letter for details

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Boundary Treatments 230122A L 02 02 A

New plan/drawing numbers

Boundary Treatments 230122A L 02 02 C

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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

email

Date (must be pre-application submission)

07/10/2026

Details of the pre-application advice received

[redacted]

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Nathan Craker

Date

27/10/2026