

Wokingham Borough CouncilDevelopment Management
Shute End
Wokingham
RG40 1BN

09 May 2025

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
S.73 VARIATION OF CONDITIONS ATTACHED TO RESERVED MATTERS APPROVAL 200951
LAND ADJACENT SONNING GOLF CLUB, DUFFIELD ROAD, WOODLEY, RG4 6GJ**

Squires Planning are instructed by Darcliffe Homes Ltd to submit an application under the provisions of s.73 of the Town and Country Planning Act 1990 (as amended), to vary conditions 2 (approved details) and 3 (materials) of Reserved Matters 200951. This application follows a previously submitted s.96A Non-material Amendment application (ref: 250775) for essentially the same amendments. Application 250775 was deemed to constitute a material change to the development and thus was refused.

The application as submitted includes the following plans and documents:

- Supporting Statement (*this cover letter*)
- Drawing 25-J4742-01-001.1 - Coloured Site Layout Plan
- Drawing 25-J4742-01-003 - Parking Plan
- Drawing 25-J4742-02-001-Plots 1 and 2 Floor Plans and Elevations
- Drawing 25-J4742-02-002-Plots 3 and 6 Floor Plans and Elevations
- Drawing 25-J4742-02-003-Plots 4 and 5 Floor Plans and Elevations
- Drawing 25-J4742-02-004-Plots 7 and 8 Floor Plans and Elevations
- Drawing 25-J4742-02-005-Plots 9 and 13 Floor Plans
- Drawing 25-J4742-02-006-Plots 9 and 13 Elevations
- Drawing 25-J4742-02-007-Garage Plan and Elevations
- Drawing 25-J4742-05-001-Street Scenes A-A and B-B
- Drawing 25-J4742-05-002-Street Scenes C-C and D-D
- Drawing H1342 TR04A Site Turning Head
- Drawing H1342 TR05C Private Parking Tracking
- Parking Calculation Spreadsheet for Site Layout Drawing 25 - J4742 - 01 -001.1

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- Material Schedule dated 9th May 2025
 - Completed application forms
 - Completed CIL forms

As set out in the previous non-material amendment application, Darcliffe Homes Ltd have acquired the site from Hallmark Car Homes following their lawful implementation of the permission. However, due to changes in building regulations and our clients desire to make improvements to the elevations of the approved dwellings and the sites car parking and garaging arrangements, these amendments are now sought.

The changes to the approved scheme are as follows:

Site Layout; garage and car parking

The approved site layout illustrated tandem car parking for several plots, however this is not considered practical for the five- bedroom dwellings. As such the site layout has been revised using the Wokingham Parking Demand Calculator. It is proposed to reduce the number of garages, plots 1 – 8 to have a single garage each, with an internal width of 3.6m as required by current standards. This will facilitate additional surface car parking in locations where there were previously double garages. The footprint of the main dwellings has not changed, but the attached garages have been redistributed. For example, plot 5 previously had an attached double garage; it is now proposed to be reduced to a single garage, and an attached single garage will be added to plot 6, which allows for the removal of the previous double garage in front of this plot.

A full summary of the car parking and garage changes for each plot is detailed below, along with the other elevational changes proposed for each dwelling.

In addition to the unassigned and allocated parking listed below, there remains a further 6 visitors' parking spaces located around the edge of the village green which will be available solely for visitors. A copy of the Wokingham Parking Demand Calculator is included within this submission as a pdf and demonstrates that the scheme provides the required level of car parking.

Plots 1 & 2

- Half hip added to main roof and also garage to Plot 1.
- Coins / brick details added.
- Front elevation; front porch roof added and extended to projecting bays.
- Bifold doors added to rear elevation, French door replaced by window.
- Rear projecting gable roof; half hip removed and velux added (vaulted ceiling to master bedroom).
- Car parking and garaging;

Plot 1 – unchanged, 1 single garage and 2 surface spaces.

Plot 2 – garage remains unchanged (although no longer attached to garage with Plot 3) and 3 surface car parking spaces reconfigured (removes triple tandem parking arrangement).

Plots 3 & 6

- Front elevation; Porch feature redesigned. Velux removed from front elevation.
- Rear elevation; Bifold doors added to ground floor. First floor master bedroom window increased in width.

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- Car parking and garaging;

Plot 3 – single attached garage added to east side of dwelling (previously occupied by Plot 4's attached double garage), plus 3 surface car parking spaces. (Previous double garage removed from parking court).

Plot 6 – single attached garage added to west side of dwelling, (previously occupied by Plot 5's attached double garage), plus 3 surface car parking spaces. (Previous double garage removed from parking court).

Plots 4 & 5

- Plot 4 as drawn and no longer handed.
- Front Elevation; Porch feature redesigned. Window sizes reconfigured.
- Pitches to dormer windows steeper (previously too shallow).
- Rear elevation, window sizes reconfigured, Bifold doors added.
- Car parking and garaging;

Plot 4 – single attached garage added to east side of dwelling (previously occupied by surface car parking), plus 2 surface car parking spaces. (Previous double garage removed from west side area now utilised for Plot 3).

Plot 5 – previous attached double garaged reduced to an attached single plus 2 surface car parking spaces.

Plots 7 & 8

- Front elevation; ground floor windows increased in width. Porch feature redesigned.
- Rear elevation; Bifold doors added.
- Facing materials change to brick rather than render
- Velux added to rear projecting gable (vaulted ceiling to master bedroom).
- Car parking and garaging;

Plot 7 – garage remains unchanged (although no longer attached to garage with Plot 6) and 3 surface car parking spaces reconfigured (removes triple tandem parking arrangement).

Plot 8 – detached garage moved further south plus 3 surface car parking spaces provided, which removes previous tandem parking arrangement.

Plots 9 – 13

- Pitches added to dormer windows (front elevation plot 10 –12).
- Pitches added to ground floor bay (plot 9 and 13).
- Due to relocation of garage on Plot 8, and ensuring the car parking spaces achieve 2.5m x 5m, the position of the main car parking court has moved further south towards Duffield Road, by maximum of 900mm. However this repositioning would still ensure that the parking court sits outside of the approved Tree Protection Area and the car parking will be at least 2m back from the Root Protection

Area, as demonstrated by the overlay drawing of the approved Tree Protection Plan by Andrew Day Arboricultural Consultants.

- The car parking allocation remains unchanged, 1 space to be allocated to each dwelling, with the remaining 5 spaces within the parking court to be unassigned but for use solely to Plot 9 – 13.

Updated street scenes and vehicle tracking drawing have also been provided.

Given the above, it is proposed that condition 2 be varied as follows to allow for the substitution of previously approved plans:

“2. Approved details

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plans:

25-J4742-01-001.1 - Coloured Site Layout Plan

25-J4742-01-003 - Parking Plan

PA-RM-AH-002 D – Proposed Boundary & Finishes Site Layout

25-J4742-05-001-Street Scenes A-A and B-B

25-J4742-05-002-Street Scenes C-C and D-D

Landscaping:

220-0101 C – Planting Plan

220-402 – Landscape Maintenance Plan April 2020

Highways:

H1147 - TR03 – Site Junction Tracking

H1342 - TR04 – Site Turning Head

H1342 - TR05A - Private Parking Tracking

House types:

25-J4742-02-001-Plots 1 and 2 Floor Plans and Elevations

25-J4742-02-002-Plots 3 and 6 Floor Plans and Elevations

25-J4742-02-003-Plots 4 and 5 Floor Plans and Elevations

25-J4742-02-004-Plots 7 and 8 Floor Plans and Elevations

25-J4742-02-005-Plots 9 and 13 Floor Plans

25-J4742-02-006-Plots 9 and 13 Elevations

25-J4742-02-007-Garage Plan and Elevations

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.”

In addition to the variation of condition 2, this s.73 application also seeks a variation to condition 3 (materials). Currently, condition 3 states the following:

“3. Materials

No construction above ground level shall commence until samples and details of the materials to be used in the construction of the external surfaces of the buildings shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so- approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.”

Submitted with this application is a Material Schedule which details the proposed external facing materials for all of the approved buildings. Condition 3 has previously been partially discharged. However, this application seeks to specifically vary the facing material for Plots 7 and 8 from render to brick, and to modify the bricks

previous approved by the discharge of condition. The change for render to brick is considered to be an aesthetic improvement through the use of a better quality material. Render requires reasonable upkeep to ensure it does not weather and thus deteriorate in appearance, this is not an issue faced with the bricks. Additionally, the previously approved bricks have supply issues and thus an alternative is now sought. The now proposed externally facing materials are as follows:

Plots 1, 2, 7, 8:

Facing Brick: Vandersanden Bivio

Stone Details: Portland Wetcast

Roof: Slate

Windows & Doors: UPVC Grey

Plots 3 & 6 and 9 to 13

Facing Brick: Vandersanden Wickford Antique

Stone Details: Portland Wetcast

Roof: Terreal Clay Plain Tile – New Forest

Windows & Doors: UPVC Grey

Plots 4 & 5:

Facing Brick: Ibstock Ivanhoe Cottage Blend

Stone Details: Portland Wetcast

Roof: Terreal Clay Plain Tile – Purple

Windows & Doors: UPVC Grey

The submitted Material Schedule provides photographs of the proposed facing materials listed above.

It is therefore proposed to vary condition 3 as follows:

“3. Materials

The buildings hereby approved shall be constructed in accordance with the external facing material details submitted within this application, detailed within the Squires Planning Cover Letter dated 9 May 2025 and the MATERIAL SCHEDULE, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.”

It is hoped that officers will be agreeable to these variations and that the s.73 application will be approved. The refusal of the previous Non-material amendment application was due to the changes being considered “material” and did not relate to the acceptability of the changes. Officers previously did not indicate any issues with those changes and indeed in relation to the facing materials have previously partially discharged them. Ultimately this application seeks to secure the amendments through the grant of a further permission which is only achievable via s.73 and not available under s.96A.

Should you require any further information please do not hesitate to ask.

Yours sincerely,



Mark Campbell
Regional Director | MA MRTPI

