



**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	
Suffix	
Property Name	Land south of Old Bath Road
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	Sonning
Postcode	RG4 6GQ

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

Easting (x)	Northing (y)
476389	174918

Description

Site comprises existing dwellings known as Red Lodge, The Range and The Lawns

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Mr

First name

Thomas

Surname

Rumble

Company Name

Woolf Bond Planning

Address

Address line 1

The Mitfords

Address line 2

Basingstoke Road

Address line 3

Three Mile Cross

Town/City

Reading

County

Country

Postcode

RG7 1AT

Contact Details

Primary number

***** REDACTED *****

Secondary number

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

Name of person notified:

***** REDACTED *****

House name:

Red Lodge

Number:

Suffix:

Address line 1:

Old Bath Road

Address Line 2:

Sonning

Town/City:

Wokingham

Postcode:

RG4 6TQ

Date notice served:

23/07/2024

Name of person notified:

***** REDACTED *****

House name:

The Range

Number:

Suffix:

Address line 1:

Old Bath Road

Address Line 2:

Sonning

Town/City:

Wokingham

Postcode:

RG4 6TQ

Date notice served:

23/07/2024

Name of person notified:

***** REDACTED *****

House name:

The Lawns (Rear Land)

Number:

Suffix:

Address line 1:

Old Bath Road

Address Line 2:

Town/City:

Sonning

Postcode:

RG4 6TQ

Date notice served:

23/07/2024

Description of Your Proposal

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

Outline planning application for the proposed erection of 57 dwellings suitable for older persons accommodation following demolition of the existing dwellings (Access, Layout, Scale and Appearance to be considered)

Reference number

220663

Date of decision

12/05/2023

What was the original application type?

Outline planning permission: Some matters reserved

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

Remove the wording 'suitable for older persons accommodation' from the development description

Please state why you wish to make this amendment

Allow for non-age restricted C3 use of the proposed dwellings.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

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)

08/05/2024

Details of the pre-application advice received

Proposed S96A and S73 approach acceptable to make required amends to extant planning permission

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

Jenna Stalker

Date

23/07/2024