



Darcliffe Homes Limited Kingfisher House 17 Albury Close Reading RG30 1BD
Tel: 0118 950 8366 Fax: 0118 959 5857
www.darcliffehomes.com

Planning Portal Ref: PP-15088697

Development Management
Wokingham Borough Council,
Shute End
Wokingham
RG40 1BN

17th July 2026

Dear Sir/Madam

Land adjacent to Sonning Golf Club, Duffield Road, Woodley, RG4 6GJ

We hereby submit an application to make a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act (1990) (as amended) to permission ref: 251129 relating to the above site.

The application has been submitted electronically via the Planning Portal and comprises a copy of this letter and the following documents:

- Completed Application Form; and
- Revised Parking Plan (Ref: ITMB17442-GA-024), prepared by itransport; and
- Parking Assessment Note, prepared by itransport.

Proposed Changes and Assessment

This application seeks an NMA to Condition 2 (Approved Plans) to permission ref: 251129 to substitute the approved Parking Plan (Ref: 25-J4742-01-003 - Parking Plan) with the Revised Parking Plan (Ref: ITMB17442-GA-024).

The proposed amendment is limited solely to the allocation of parking spaces serving Units 9 - 13. Under the approved scheme, these units were designated as affordable housing and were provided with one allocated parking space per dwelling together with a number of unallocated spaces to be managed by the Registered Provider in accordance with its requirements.

Since the grant of permission, a Deed of Variation to the S106 Agreement has been completed (Ref: 250974) removing the affordable housing obligation associated with Units 9 - 13. Consequently, the parking allocation has been amended to reflect the units' market housing status, with each dwelling now benefiting from the allocation of two dedicated parking spaces.



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A Parking Assessment Note prepared by itransport accompanies this application and demonstrates that, notwithstanding the revised parking allocations, the development continues to comply with Wokingham Borough Council's adopted parking standards.

The proposed amendment does not alter:

- the number of parking spaces provided within the development;
- the layout or extent of the parking area;
- the approved access arrangements;
- the scale, appearance or footprint of the development; or
- any other aspect of the approved scheme.

The proposed amendment simply updates the approved parking allocation for Unit 9 - 13 to reflect the amended tenure arrangements secured through the completed Deed of Variation.

Accordingly, it is considered that the re-allocation of the spaces does not materially change the development as approved and as such we consider they are clearly within the remit of a s96A NMA.

We trust the information provided is sufficient to validate and determine this application positively. Should you have any queries about the submission details, please do contact me to discuss.

Yours faithfully

Gareth Johns MRTPI

Planning Manager

Darcliffe Homes

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