

**Date:** 18 June 2025  
**Application:** 251415



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Highways,

**Variation/Removal of Condition Consultation**

**Application Number:** 251415

**Applicant:** Mr Richard Carwana

**Site Address:** Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT

**Parish:** Swallowfield

**Grid Reference:** Easting - 470703, Northing - 165430

**Type of Development:** Minor Dwellings (1-9)

**Proposal:** Application to vary condition 2 of planning consent 220801 for the proposed demolition of existing dwelling, and erection of 1no. dwelling. Condition 2 refers to the approved details, and the variation is to vary the scheme drawing references and design details.

**Case Officer:** James Fuller

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251415. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                        |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                                                                                                                                     |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                           | <b>App No:</b> | 251415 |
| <b>Address:</b>             | Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT.                                                                                                                                                                                                           |                |        |
| <b>Proposal:</b>            | Application to vary condition 2 of planning consent 220801 for the proposed demolition of existing dwelling, and erection of 1no. dwelling. Condition 2 refers to the approved details, and the variation is to vary the scheme drawing references and design details. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                                                                                                                                                  |                |        |
| <b>Site Visit Made:</b>     | Yes/No                                                                                                                                                                                                                                                                 |                |        |

## Summary Of Recommendations

- ☐ No comment  
☐ No objection  
☒ No objection subject to conditions (and reasons) **stated below**  
☐ Request further information before determination as **stated below**  
☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

The proposed variations have no impact in respect of Highways. Conditions as per 220801, except removal of Condition 9 – EVC, as this is now covered by Building Regulations.

## Conditions & Reasons (if required)

1. CF6 – PARKING & TURNING
2. CF9 (AMENDED: Prior to occupation..) – CYCLE STORAGE

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 19/6/25 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|