

Dear Planning Team,

SUBMISSION OF APPLICATION UNDER SECTION 73 TO VARY CONDITIONS

Planning Portal Ref: PP-15192449

Original Planning Permission Ref: 242043

Site Address: 100 Finchampstead Road, Wokingham, RG40 2NT

Please find enclosed an application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking a minor material amendment to planning permission 242043.

The purpose of this application is to introduce a phased approach to the delivery of the approved development. The proposal splits the scheme into two distinct phases:

- **Phase 1:** Construction of 1no. detached dwelling (plot 3) on the rear of the site.
- **Phase 2:** Demolition of the existing building, followed by the construction of the remaining 2no. detached dwellings (plots 1 and 2).

To facilitate this mechanism, we respectfully request the variation of the approved plans condition alongside the relevant pre-commencement and pre-occupation conditions. This will enable technical details to be discharged proportionately in relation to each active phase.

1. Condition 2 (Approved Plans) & Phasing Boundaries

We wish to replace approved drawing **1011-111 REVB** with drawing **1011-111 REVC**. The new drawing includes a clear phasing overlay defining the site boundaries for Phase 1 and Phase 2 to facilitate this phased delivery.

2. Variation of Pre-Commencement & Pre-Occupation Conditions

We request that the following conditions are updated to apply per phase (e.g., using terms such as "*within a relevant phase*" or "*for that phase*"), ensuring that Phase 2 technical requirements do not legally block the timely commencement of Phase 1:

- **Condition 3 (Drainage Details):** Varied to require calculations, testing, and implementation relative to the relevant phase and its specific dwellings.
- **Condition 4 (External Materials):** Varied to allow samples and details for the external surfaces to be submitted and approved per phase.
- **Condition 5 (Details of boundary walls and fences):** Varied so that boundary treatments can be submitted, approved, and implemented relative to the active phase.
- **Condition 6 (Construction Method Statement):** Varied to allow phase-specific management plans, reflecting the distinct logistical differences between the Phase 1 build and the Phase 2 demolition/construction works.
- **Condition 7 (Tree Protection):** Varied to ensure that tree protection barriers and controls are deployed proportionately as the development progresses across active phase zones.
- **Condition 8 (Landscaping):** Varied to allow soft landscaping schemes to be agreed and planted in accordance with the completion and occupation of the buildings within each specific phase.
- **Condition 9 (Cycle parking to be provided):** Varied to allow secure cycle storage to be signed off upon completion of the building within that relevant phase.
- **Condition 13 (Parking to be provided):** Varied to ensure vehicle parking spaces can be provided and made available as each relevant phase is occupied.

3. Community Infrastructure Levy (CIL) Phasing

In accordance with Regulation 9(4) of the CIL Regulations 2010 (as amended), each phase of a phased planning permission is to be treated as a separate chargeable development.

We have enclosed an updated **CIL Form 1 (Additional Information)** with this submission, which reflects refined internal measurements taken from final construction drawings. To clarify the CIL charges per phase, the breakdown of Gross Internal Area (GIA) is as follows:

- **Phase 1 (Plot 3):**
 - o New Build GIA: **161 sqm**
 - o Existing GIA to be Demolished: **0 sqm**
 - o *Net Chargeable Area: 161 sqm*
- **Phase 2 (Plots 1 & 2, plus Demolition):**
 - o New Build GIA: **372 sqm** (Plot 1: 186 sqm + Plot 2: 186 sqm)
 - o Existing GIA to be Demolished: **171 sqm**
 - o *Net Chargeable Area: 201 sqm* (372 sqm minus 171 sqm demolition credit)

We respectfully request that the Council processes this application as a phased development for levy purposes and issues a separate, **Phased CIL Liability Notice** split between Phase 1 and Phase 2 as delineated on drawing 1011-111 REVC. As detailed above, the 171 sqm demolition credit for the existing property should be applied strictly against the Phase 2 liability.

Submission Documents

To support this application, the following documents have been submitted digitally via the Planning Portal:

- Completed Application Forms.
- Updated Site Layout Plan showing phasing boundaries (Drawing No: **1011-111 REVC**).
- Updated CIL Form 1 (Additional Information).
- The application fee of **£699.00**.

Should you need any additional information or wish to discuss, please do not hesitate to contact me.

Yours sincerely,

Paul Matthey

29 August 2026