

Date: 6 August 2025
Application: 251510



**WOKINGHAM
BOROUGH COUNCIL**

FDF ARCHITECTURE
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Wargrave
RG10 8LT

Development Management &
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P.O. Box 157

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Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear FDF ARCHITECTURE,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 220801**

Application Number: 251510

Applicant Name: Richard Carwana

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

Proposal: Application for submission of details to comply with the following conditions of planning consent 220801 dated 23/08/2022. Condition 3 relates to external materials; 4 to drainage details; 5 to landscaping; 7 to protection of trees; 9 to electric vehicle charging and 10 to obtaining a bat license.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 3, 4, 5, 7, 9 & 10. These conditions are discharged in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

JMM
Authorised by:
20 August 2025

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.3	Materials Schedule	25 June 2025	The choice of materials was not raised as a concern through the original permission, however, a materials condition was imposed to obtain further information. The details have been reviewed and are deemed acceptable. The condition is discharged in accordance with the approved details.
Condition No.4	Sustainable Drainage Assessment (85974R3)	25 June 2025	The condition is discharged in accordance with the approved details.
Condition No.5	Landscape Statement	25 June 2025	The condition is discharged in accordance with the approved details.
	Site Plan Layout Landscape Proposed (YF.DPC.500.LAND.1)	25 June 2025	
Condition No.7	Root Protection Strategy Proposed (YF.DPC.500.RPA.1 G)	13 August 2025	The condition is discharged in accordance with the approved details.
	Tree Protection Plan (YF.DPC.500.TPP.10)	13 August 2025	
	AIA Addendum	18 August 2025	
Condition No.9	Specification Sheet – EV Charger	25 June 2025	The condition is discharged in accordance with the approved details.
	Proposed Drainage Set Out Storm And Foul (YF.DPC.100.DRPROP.4 F)	19 August 2025	

Condition	Plan Number/Report Details	Date Received	Comments
	Future Proofing Strategy contained within email from agent dated 19/08/2025	19 August 2025	
Condition No.10	Bat License (WML-CL47)	4 August 2025	The condition is discharged in accordance with the approved details.