



**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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	Yaffles
Address Line 1	Beech Hill Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Spencers Wood
Postcode	RG7 1HT

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

Easting (x)	Northing (y)
470692	165412

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Carwana

Company Name

Address

Address line 1

Yaffles Beech Hill Road

Address line 2

Address line 3

Town/City

Spencers Wood

County

Wokingham

Country

Postcode

RG7 1HT

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

FDF

Surname

ARCHITECTURE

Company Name

FDF Architecture

Address

Address line 1

Petro House

Address line 2

Crazies Hill

Address line 3

Town/City

Wargrave

County

Country

Postcode

rg10 8lt

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Full application for the proposed demolish existing dwelling and erection of 1 no dwelling

Reference number

220801

Date of decision (date must be pre-application submission)

23/08/2022

Please state the condition number(s) to which this application relates

Condition number(s)

2. Approved details

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

To vary the scheme drawing references and design details shown in the approved plans as noted in condition 2.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Omission of the following drawings: New Build Project Root Protection Strategy Proposed - YF.500.RPA.1 C, Main House South Elevation Proposed - YF.50.SELP.15 A, Main House North Elevation Proposed - YF.50.NELP.10 A, West Elevation And Section DD New Build Proposed - YF.50.WELP.14 A, Site Block Plan Proposed Main House New Build Project - YF.500.BPPRP.2, Main House Elevations East Proposed - YF.50.EEL. 13 B, Ground Floor Plan Proposed New Build - YF.50.GFP.0 B, First Floor Plan Proposed NewBuild - YF.50.FFP.2 B, Second Floor Plan Proposed New Build - YF.50.SFP.3 B

and replacement with the following drawings:

Ground floor plan proposed new build - YF.DPC.50.GFP1A, First floor plann proposed new build - YF.DPC.50.FFP.2A, Second floor plan proposed new build YF.DPC.50.SFP.3A, Roof plan proposed new build - YF.DPC.50.RPP.4A, West elevation proposed new build - YF.DPC.50.WELP.14A, North elevation proposed new build - YF.DPC.50.NELP.10A, South elevation proposed new build - YF.DPC.50.SELP.15A, East elevation proposed new build - YF.DPC.50.EELP.13A, New Build Project Root Protection Strategy Proposed - YF.500.RPA.1 D, Main House South Elevation Proposed -YF.50.SELP.15 B, Main House North Elevation Proposed - YF.50.NELP.10 B, West Elevation And Section DD New Build Proposed - YF.50.WELP.14 B, Site Block Plan Proposed Main House New Build Project - YF.500.BPPRP.2A, Main House Elevations East Proposed - YF.50.EEL.13 C, Ground Floor Plan Proposed New Build - YF.50.GFP.0 C, First Floor Plan Proposed NewBuild - YF.50.FFP.2 C, Second Floor Plan Proposed New Build - YF.DPC.50.SFP.3 C, Site plan layout root protection strategy proposed- YF.DPC.500.RPA.1E, Site plan landscape existing - YF.DPC.500.LAND.2, Site plan landscape proposed- YF.DPC.500.LAND.1, Site plan proposed drainage storm and foul - YF.DPC.100.DRPROP.4.C, Landscape statement, Block plan layout proposed YF.DPC.500.BLPP.2 A

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

FDF

Surname

ARCHITECTURE

Declaration Date

09/06/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

FDF ARCHITECTURE

Date

12/06/2025