

STATEMENT TO ACCOMPANY A SECTION 73 REQUEST FOR AN
AMENDMENT TO A PLANNING CONDITION

TO

WOKINGHAM BOROUGH COUNCIL

YAFFLES
BEECH HILL ROAD
SPENCERS WOOD
BERKSHIRE RG7 1HT

ON BEHALF OF RICHARD CARWANA AND KELLIE CARLTON

FDF ARCHITECTURE LLP

JUNE 2025

- DETAILS OF THE EXISTING CONSENT FOR WHICH A SECTION 73 AMENDMENT IS REQUESTED
- DESCRIPTION OF AMENDMENTS TO CONDITION 2
- THE EFFECT OF THE CONDITION AMENDMENTS ON THE PROPOSALS
 - A GENERAL DESIGN OF THE DEVELOPMENT
 - B THE EFFECT ON OTHER CONDITIONS

- **DETAILS OF THE EXISTING CONSENT FOR WHICH AN AMENDED CONDITION 2 IS APPLIED FOR UNDER THE TOWN AND COUNTRY PLANNING ACT 1990**

This section 73 application is submitted by the landowners RICHARD CARWANA and KELLIE CARLTON to amend the following planning application.

The existing planning consent reference is **220801**

The consent date on the grant notice is 28th August 2022

- **DESCRIPTION OF CHANGE TO THE WORDING OF CONDITION 2 REQUESTED**

REMOVAL OF REFERENCES TO THE FOLLOWING APPROVED DETAILS.

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 New Build
- YF.50.FFP.2 B,
Second Floor Plan Proposed New Build
- YF.50.SFP.3 B
Root Protection Strategy 3210.YF.500.RPA.1C

ADDITION OF REVISED PROPOSAL DRAWINGS WITH REFERENCES AS FOLLOWS:

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,
Root Protection Strategy proposed new build
- YF.500.RPA.1 E,
South Elevation proposed new build
-YF.50.SELP.15 B,
North Elevation proposed new build
- YF.50.NELP.10 B,
West Elevation proposed new build
- YF.50.WELP.14 B,
Site Block Plan Proposed Main House proposed new build
- YF.500.BPPRP.2A,
East Elevation proposed new build
- YF.50.EEL.13 C,
Ground Floor Plan proposed new build
- YF.50.GFP.0 C,
First Floor Plan proposed new build
- 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

- **THE EFFECT OF THE CONDITION AMENDMENTS ON THE PROPOSALS**

A. GENERAL DESIGN OF THE DEVELOPMENT

FLOOR AREA CONSENTED:

The consented area is 353 m². The amended proposal is for 355 m²

EXTERNAL MATERIALS:

The chosen materials for external finishes to the new house have been updated to now include a brick ground floor plinth below window cill level, a wall finish up to first floor level of silicon render and above that at first floor charred timber board cladding.

The roof remains as consented in red clay tiles to match the annexe.

Windows have not been changed and remain ppc aluminium double glazed casements.

The glazed enclosure to the hallway on the north and south sides remains as oiled oak and ppc aluminium but has been reduced in width.

The amended materials form part of a separate application for discharge of the materials condition 3

WINDOWS AND NEW BAYS

The replacement drawings show the updated positions and sizes of the windows at ground, first and second floor.

The ground floor north elevation shows two new bay windows extending from the library study and the utility room / guest cloakroom areas. These match the finishes at ground floor level and have red clay tiles roofs over and stone composite window surrounds.

The proposed porch entry to the western boot room / utility is replicated to the east for a plant enclosure and has a tiled roof to match the annexe.

An open oak framed porch leads to the hallway on the north side and the materials remain oak framed and clay roofed with brick stall riser to line with the main house cills.

SITE LOCATION

The updated scheme has a slightly smaller overall east west footprint than the consented one and is set out the same in relation to the southern corner of the existing annexe. The overall north south depth of the proposal has increased to match the total area of the consented 3 storey new house.

B. EFFECT ON OTHER CONDITIONAL ELEMENTS

Landscape. There is no change to the extent or form of the hard or soft landscape.

Drainage. The layout of the foul and storm drainage has been updated to reflect the change in footprint of the house.

Tree protection. The proposals for tree protection remain as the consented scheme and are shown on the root protection drawing.

Protected species. The proposal to demolish the existing house and replace it has no affect on the bat survey or the mitigation proposed.

Materials. The first floor and gable end cladding is to be in charred timber board all the other materials remain as consented albeit in different positions on the elevations.