

MEMORANDUM

From:	(Name) (Job title)	To (Case Officer):	Benjamin Hindle
Service	WBC CIL	App No:	250907
Address:	35 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Application to vary conditions 2 and 3 of planning consent 222974 for the phased redevelopment of the site with the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling. Condition 2 refers to the approved details and the variation is to reduce the size and scale of the approved dwellings through reduction in the overall rear projections and ridge heights, changes to fenestration, removal of the loft bedrooms, internal layout amendments and associated adjustments to elevations and roof design. Condition 3 refers to approved phasing plan and the variation is to alter the phasing to permit plot 2 to be constructed as phase 1, plot 1 to be constructed as phase 2 and to add phase 0, demolition as a separate phase.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

This development will be liable for CIL as it involves the creation of one or more new dwellings. Based on the floorplans listed below, the total new build floorspace is approximately 390sqm.

Drawing No: 001 BOWIE 171123 Rev: 03

Drawing No: 002 BOWIE 171123 Rev: 01

For a development to be phased for the purposes of CIL, the planning permission should clearly set out the order in which the phasing of development is to be completed with phase related pre-commencement conditions.

Additionally, the floorplans will need to be amended to clearly state which plot/phase they relate to.

CIL self-build exemption has been granted on the original and preceding Section 73 applications. If there are any increases to the floorspace, each liable party will be required to complete CIL form 2 (assumption of liability) and CIL form 13 (further exemption). The CIL forms will need to clearly state which phase they relate to.

Should you have any queries regarding CIL, please contact.

Developer.contributions@wokingham.gov.uk

Date:	09.06.2025	Signed:	Developer Contributions
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