

15th July 2026

Development Delivery Manager
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mr. Nick Chancellor

RE: S96 Application relating to Reserved Matters planning application 231095. Finchwood Park Parcel 10 - Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

I write on behalf of Vistry Southern to have approved a Non-Material Amendment to the development at Finchwood Park, Parcel 10 under ref 231095 in relation to the elevations for all the Flat Blocks, as required by Condition 2.

The amendments requested are:

- Juliette balconies removed from all the non-opening windows on all the elevations of all flat block plots.
 - o The Juliette balconies were proposed to windows, as opposed to doors, and the height of the transom for the window demonstrates the balconies are not required from a technical perspective. When viewed on the street scene against the other retained balconies, it is clear the removal of these Juliette balconies does not represent a material change to the consented drawings.
- Elevational material treatment to change from brick to weatherboarding to the rear of Flat Block 4
 - o The proposed change to weatherboarding reflects the subtle use of this material type across the flat blocks on the site. This is also considered to not represent a material change to the consented drawings.

As mentioned above please find listed below all the drawings that have been updated to reflect the changes proposed in this application to replace those previously approved under 231095:

Previously Approved:	Proposed:
Flat Block 1 Elevations 3112-C-3301-PL-D (Plots 730-737, 758-765)	Flat Block 1 Elevations 3112-C-3301-PL-E (Plots 730-737, 758-765)
Flat Block 1 Elevations 3112-C-3329-PL-D (Plots 750-757)	Flat Block 1 Elevations 3112-C-3329-PL-E (Plots 750-757)
Flat Block 1 Elevations 3112-C-3327-PL-D (Plots 681-688)	Flat Block 1 Elevations 3112-C-3327-PL-E (Plots 681-688)
Flat Block 1&2BCH Elevations 3112-C-3303-PL-C (Plots 667-674)	Flat Block 1&2BCH Elevations 3112-C-3303-PL-D (Plots 667-674)
Flat Block 2 Elevations	Flat Block 2 Elevations

3112-C-3306-PL-D (Plots 577-588)	3112-C-3306-PL-E (Plots 577-588)
Flat Block 2.1 Elevations 3112-C-3308-PL-C (Plots 633-644)	Flat Block 2.1 Elevations 3112-C-3308-PL-D (Plots 633-644)
Flat Block 3 Elevations 3112-C-3313-PL-D (Plots 807-826)	Flat Block 3 Elevations 3112-C-3313-PL-E (Plots 807-826)
Flat Block 3 Elevations 3112-C-3314-PL-D (Plots 807-826)	Flat Block 3 Elevations 3112-C-3314-PL-E (Plots 807-826)
Flat Block 4 Elevations 3112-C-3317-PL-D (Plots 702-718)	Flat Block 4 Elevations 3112-C-3317-PL-E (Plots 702-718)
Flat Block 5 Elevations 3112-C-3322-PL-D (Plots 601-614)	Flat Block 5 Elevations 3112-C-3322-PL-E (Plots 601-614)
	3062-C-1010-PL-F STREET SCENES A-D
	3062-C-1011-PL-F STREET SCENES E-I
	3062-C-1012-PL-B STREET SCENES J-L

Although the street scenes were submitted as part of the consented application, they do not appear as a consented plan on the decision notice. Accordingly, the plan numbers are not shown in the Previously Approved column, but the revised drawings have been submitted to assist in determining the application.

I trust you find the information submitted sufficient for determination. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Gary du Preez
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Vistry Southern
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Part of the **Vistry Group**

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