

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



Expiry Date: 4 September 2026

Application Number: 261871

Location: Former Bearwood Golf Course, Mole Road, Wokingham, RG41 5DB

Proposal: Application for non-material amendment to planning consent 142536 for amendments to Parking and Access, Air Source Heat Pumps, Refuse and Cycle Storage, Levels and Retaining Wall Works, Elevation Changes, Increase in Building Height, Steps and Ramps, Gravel Strips and Changes to Fenestration.

Recommendation: Refused

Reasons

1. The proposed amendments to the approved development, including alterations to parking and access arrangements, the introduction of air source heat pumps and associated enclosures, new cycle stores, bin stores and other ancillary structures, changes to levels and retaining walls, additional steps and ramps, alterations to fenestration and building heights, are considered to be material. The approved scheme was assessed and approved on the basis of a specific layout, design, scale and form of development, and the proposed amendments would alter numerous approved elements of the residential component of the scheme. Furthermore, the application relates to planning permission 142536, which the Local Planning Authority understands was not implemented, with development having instead been commenced pursuant to planning permission 173015.

The proposal would result in a development that is materially different from the approved scheme

Informatives

1. This decision is in respect of the drawings and plans numbered

NMA Cover Letter; Mitsubishi PUZ-WM85VAA(-BS) Product Information; Mitsubishi PUZ-WM60VAA(-BS) Product Information; Mitsubishi PUZ- WM112VAA(-BS) Product Information; Heritage Technical Note (August 2026) by Orion; ASHP Schedule Rev P1;

Retaining Wall Detail Off Plot 9; Site Section – Units 11, 12 and 13 (ref. P2435 Rev #); Site Plan as Proposed (Vehicle Tracking) (ref. W004 Rev D); 297-W001-Site Plan as Proposed Rev O; Unit 9 & 10 – South Elevations as Proposed (ref. P522 Rev #);

297-W001-Site Plan as Proposed Rev O; Elevations as Proposed – Units 15, 16 and 17 (ref. P2615 Rev B); Site Section – Units 11, 12 and 13 (ref. P2435 Rev #);

Elevations as Proposed – Units 11, 12 and 13 (ref. P2415 Rev B); Elevations as Proposed – Units 6, 7 and 8 (ref. P2215 Rev C)

received by the Local Planning Authority on 8.7.2026

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 02/09/26

REMEMBER - The earliest date for a decision on this application is: