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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

6 Land At Rear Of

Address Line 1

Johnson Drive

Address Line 2

Address Line 3

Wokingham

Town/city

Finchampstead

Postcode

RG40 3NW

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

Easting (x)

480628

Northing (y)

165104

Description

Applicant Details

Name/Company

Title

Miss

First name

Chloe

Surname

Swain

Company Name

Palatine Homes

Address

Address line 1

Suite 3 Woodlands Court

Address line 2

Address line 3

Town/City

Beaconsfield

County

Country

Postcode

HP9 2SF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

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

Application to vary condition 2 of planning consent 233086 for the Full application for the proposed erection of 8 no. dwellings and erection of car canopies, following removal/demolition of the existing outbuildings. Condition 2 refers to Approved Details and the variation is for the replacement of the approved drawings with revisions that incorporate alterations to the proposed dwellings.

Reference number

251856

Date of decision

26/11/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

This Non-Material Amendment application seeks to update two drawings previously approved under NMA reference 260107 at Land at Rear of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW. Drawing 23.405.101.P8 (Site Layout) supersedes 23.405.101.P7 and has been updated to reflect adjustments to the car ports serving Plots 01, 04 and 05. Drawing 23.405.208.P3 (Plot 8 Proposed Floor/Roof Plans and Elevations) supersedes 23.405.208.P2 and has been revised to reflect a redesign of the ground floor layout, along with amendments to the roof plan including repositioning of roof lights and adjustments to cupboard sizes. The proposed changes are considered to be non-material in nature and do not alter the overall scale or impact of the approved development.

Please state why you wish to make this amendment

This Non-Material Amendment application seeks to update two drawings previously approved under NMA reference 260107 at Land at Rear of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW. Drawing 23.405.101.P8 (Site Layout) supersedes 23.405.101.P7 and has been updated to reflect adjustments to the car ports serving Plots 01, 04 and 05. Drawing 23.405.208.P3 (Plot 8 Proposed Floor/Roof Plans and Elevations) supersedes 23.405.208.P2 and has been revised to reflect a redesign of the ground floor layout, along with amendments to the roof plan including repositioning of roof lights and adjustments to cupboard sizes. The proposed changes are considered to be non-material in nature and do not alter the overall scale or impact of the approved development.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

23.405.101.P7 – Site Plan
23.405.208.P2 – Plot 8 Proposed Floor/Roof Plans and Elevations

New plan/drawing numbers

23.405.101.P8 – Site Layout (updated to reflect adjustments to the car ports serving Plots 01, 04 and 05)
23.405.208.P3 – Plot 8 Proposed Floor/Roof Plans and Elevations (updated to reflect a redesign of the ground floor layout, together with a redesign of the roof plan to amend roof light positions and adjustments to cupboard sizes)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Jon Furneaux

Date

17/04/2026