



**WOKINGHAM
BOROUGH COUNCIL**

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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	45
Suffix	
Property Name	
Address Line 1	Luckley Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Wokingham
Postcode	RG41 2ES

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

Easting (x)	Northing (y)
480979	167263

Description

Applicant Details

Name/Company

Title

Miss

First name

Vikki

Surname

Martin

Company Name

Address

Address line 1

45 Luckley Road

Address line 2

Address line 3

Town/City

Wokingham

County

Wokingham

Country

Postcode

RG41 2ES

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jon

Surname

Wallace

Company Name

All About Lofts Ltd

Address

Address line 1

8 Ellison Grove

Address line 2

Address line 3

Town/City

Kings Hill

County

Country

United Kingdom

Postcode

ME19 4SQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Householder application for the proposed hip to gable roof extensions and modification of the roof, insertion of a rooflight, 2 no. front dormers and 1 no. rear dormer to create first floor accommodation following removal of 2 no. chimneys, plus erection of a single storey rear extension and porch extension.

Reference number

243038

Date of decision (date must be pre-application submission)

04/03/2025

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The drawings currently approved under condition 2 show proposed external finishes/materials that we would like to change (we would like to render most external walls), we would like to make changes to the fenestration at the rear and also some minor alterations to the internal layout.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We would like the condition to reference the new drawings that are being submitted with this application (drawings Revision F)

Site Visit

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

- ☐ Yes
☒ No

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

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

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

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

45

Suffix:

Address line 1:

Luckley Road

Address Line 2:

Town/City:

Wokingham

Postcode:

RG41 2ES

Date notice served (DD/MM/YYYY):

11/04/2025

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Jon

Surname

Wallace

Declaration Date

11/04/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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 Wallace

Date

11/04/2025