



**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](mailto: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

1

Suffix

Property Name

Address Line 1

Norton Road

Address Line 2

Address Line 3

Wokingham

Town/city

Riseley

Postcode

RG7 1SH

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

Easting (x)

472126

Northing (y)

163028

Description

Applicant Details

Name/Company

Title

-

First name

-

Surname

-

Company Name

Balforton Developments Ltd.

Address

Address line 1

38 Cutbush Lane

Address line 2

Shinfield

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG2 9AH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Spires

Company Name

Jon Spires Architects Ltd.

Address

Address line 1

9 Monks Way

Address line 2

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG30 3DP

## 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 proposed two storey side extension, two storey rear extension, plus changes to fenestration, following demolition of existing outbuilding.

Reference number

240471

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

20/11/2024

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

Condition number(s)

Condition 2 and Condition 4.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/11/2024

Has the development been completed?

☐ Yes

☒ No

## Condition(s) - Variation/Removal

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

Unfortunately, the applicant has commenced work on site in error, without first discharging the requirements of planning condition 4, relating to obtaining a Bat Mitigation Class Licence. It is therefore no longer possible to discharge condition 4 in its current wording.

Following consultation with the planning authority, we therefore request that conditions 2 and 4 be varied as below.

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

Condition 2:  
Replace drawing number 23.24-110 A with drawing 23.24-110 B.

Condition 4:  
Replace with the following or similar wording. ‘Prior to occupation of the development the new bat roosting features detailed in section 4.16, and Figures 3 and 4 of the bat survey report (GS Ecology Ltd - report reference ECO3450b, dated 30 August 2024) is to be provided and a report, from a suitably qualified ecologist confirming that it has been installed as specified, is to be submitted and approved in writing by the council.’

### 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

240471

Date (must be pre-application submission)

07/04/2025

Details of the pre-application advice received

Refer to email dated 07/04/2025.

## 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

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

### Certificate Of Ownership - Certificate A

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\***

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

**\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Jonathan

Surname

Spires

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

Jonathan Spires

Date

11/04/2025