

11th April 2025
Ref: JCGS/23.24/3.1

Wokingham Borough Council
Planning Services
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Via Planning Portal

Dear Sirs,

Householder application for proposed two storey side extension, two storey rear extension, plus changes to fenestration, following demolition of existing outbuilding
Application Ref: 240471
1 Norton Road, Riseley, RG7 1SH

I write to submit a Section 73 application to vary the wording of planning conditions 2 and 4 of the above planning approval.

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 of the above planning approval be varied as follows:

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.'

I therefore provide the following for your consideration:

- Application Form.
- CIL Form 1.
- Drawing 23.24-110 Rev B.
- GS Ecology letter ECO3450c dated 26th February 2025.
- Application Fee of £86 (paid via Planning Portal).

I trust the attached is sufficient for the application to be validated. Should you have any queries in regard to this application, please do not hesitate to contact me at the above address.

Yours sincerely,

Jonathan Spires
BA BArch RIBA
Director

Cc: Applicant