

Date: 7 April 2025
Application: 250838



**WOKINGHAM
BOROUGH COUNCIL**

Tommy Cooney

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Dear Tommy Cooney,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 250838

Site Address: Former Dobbies Garden Centre, 166 Hyde End Road, Shinfield, Reading

Proposal: Application for non-material amendment to planning consent 212717 to allow change of the wording of conditions 11 and 12 to exclude works of demolition for the development.

I refer to your application for a non-material amendment registered on 1 April 2025 under the above reference number. The proposal is for:

Alternative to condition 11

With the exception of the demolition operations, before the commencement of development above finished ground floor level details of the proposed vehicular access on to Hyde End Road to include visibility splays of 2.4m by 120m shall be submitted to and approved in writing by the local planning authority. The accesses shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.

2. Alternative to condition 12

With the exception of the demolition operations, before the commencement of development above finished ground floor level full details of the construction of roads, cycleways and footways, including levels, widths, construction materials,

depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any additional approvals which may be required under other legislations including building control.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth