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Mark Croucher
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

29th July 2024

Dear Mark,

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION 3 (EXTERNAL MATERIALS)
PURSUANT TO PLANNING PERMISSION REF: 210233 AT SAND MARTINS GOLF
CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 3RQ**

On behalf of our client, Sand Martins Golf Club Ltd, we enclose an application requesting the approval of details required to discharge Condition 3 of Full Planning Permission (210233). Permission was granted on 24th June 2021 for the following:

“Full application for the proposed erection of a Greenkeepers building, 2no. water storage tanks, with irrigation plant, service yard, new access from Evendons Lane, boundary fencing, associated landscaping and car parking.”

Condition 3 states that:

“Prior to above ground construction works of the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s, including any renewable energy provision/PV panels, shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.”

Alongside this Cover Letter, the following documentation has been submitted in support of this application:

- Application Form (prepared by Carter Jonas);
- Marked Up Plans, Elevations and Sections (prepared by Lewandowski Architects);
- Marked Up Proposed Elevations and Sections (prepared by Lewandowski Architects);
- Marked Up Proposed Plans (prepared by Lewandowski Architects);
- Sample Submission Brickwork (prepared by Kingerlee);
- Sample Submission Roof (prepared by Kingerlee);
- Sample Submission Timber Cladding (prepared by Kingerlee); and
- Solar Panel Specifications (prepared by JA Solar).

The planning application fee of £145 (excluding the Planning Portal service fee) has been submitted to the Council via the Planning Portal.

We hope this application can be validated swiftly and a positive decision to approve these details will be forthcoming. Should you have any questions, please do not hesitate to contact myself or my colleague Christopher Collett (christopher.collett@carterjonas.co.uk).

Yours sincerely



Ralph Elliott
Senior Planner
Carter Jonas on behalf of Sand Martins Golf Club

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