

13 May 2025

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam,

Re: Non-material amendment to Application 240665 at 178 Bearwood Road Barkham Wokingham RG41 4SH

On behalf of the Applicant, please accept this letter as part of a proposed non-material amendment to the above application.

The original application was approved in 2024 under reference 240665 for 'Full application for the proposed erection of 1 no. four bedroom detached dwelling with associated landscaping following demolition of the existing dwelling and garage.'

As part of the original submission in 2024, a location plan and site block plan were provided. However, during the determination process, revised plans were submitted and accepted. These included an updated site block plan, which indicated the northern section of the woodland within a blue line (same ownership as the applicant). However, the site location plan was not updated. Notably, the location plan which outlines the site boundary in red remained unchanged.

When the Local Planning Authority (LPA) granted permission, the location plan was not referenced in the approved documents due to this discrepancy. We are therefore seeking to amend the permission to formally include a site location plan that aligns with the approved site block plan.

Section 96A of the Town and Country Planning Act 1990 states:

'(1)A local planning authority F3... may make a change to any planning permission, or any permission in principle (granted following an application to the authority), relating to land in their area if they are satisfied that the change is not material.

(3)The power conferred by subsection (1) includes power to make a change to a planning permission —

(a)to impose new conditions;

(b) to remove or alter existing conditions.'

In line with this provision, the Applicant seeks to amend **Condition 2** (Approved Details) of approved application ref. 240665. The current wording is:

'2. *Approved details
This permission is in respect of the submitted application plans and drawings numbered (640-PL-07 C) (640-PL-11 B) (640-PL-12 A) (640-PL-10 A) (640-PL-09 A) received by the local planning authority on 13/06/2024, 27/06/2024 & 28/06/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.'*

We request that this condition be amended to include the location plan (640-PL-00 Rev A), so that it is consistent with the approved site block plan.

Correspondence with James Fuller has been provided regarding this matter where it was stated the amendment is likely to be acceptable.

It should be noted that this proposed change does not conflict any of the approved conditions in terms of the approved development, nor does it require reassessment of any previously considered planning matters. It simply seeks to include a location plan reflective of the approved site/block plans.

Accordingly, the inclusion of the revised location plan is considered to constitute a *non-material amendment* in the context of the approved development.

As such, it is respectfully requested that the application be approved.

Should you require any further information, please contact me on the details below.

Yours faithfully,



Will Hossack BSc MSc

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