



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

43

Suffix

Property Name

Address Line 1

Arbor Lane

Address Line 2

Address Line 3

Wokingham

Town/city

Winnersh

Postcode

RG41 5JE

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

Easting (x)

477890

Northing (y)

171083

Description

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Newman

Company Name

Address

Address line 1

43

Address line 2

Arbor Lane

Address line 3

Town/City

Winnersh

County

Country

Postcode

RG41 5JE

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

This application seeks a non-material amendment to the approved scheme in respect of the entrance gate. The approved timber gate is proposed to be substituted with a timber-effect composite sliding gate, installed to the inside face of the existing brick piers.

The amendment is non-material for the following reasons: the gate will retain a timber appearance consistent with the approved design, being of a timber-effect composite construction; the position of the gate remains within the approved entrance, set to the inside of the brick piers, with no alteration to the piers themselves or to the width of the access; and there is no change to the scale, height, or overall character of the approved development. The composite material offers improved durability and reduced maintenance while preserving the visual appearance of the approved timber gate.

The proposed change would have no material impact on the appearance of the development, neighbouring amenity, highway safety, or any other planning consideration.

Please state why you wish to make this amendment

The amendment is sought for reasons of cost and long-term durability. Since the grant of planning permission, quotations obtained for the approved timber gate have proven to be prohibitively expensive, and a gate of this size in timber is not affordable within the project budget. A timber-effect composite gate provides a significantly more cost-effective solution while closely replicating the appearance of the approved timber gate.

In addition, a composite gate offers considerably greater longevity and durability than timber, which is prone to warping, rotting, and requiring regular ongoing maintenance and treatment, particularly on a gate of this scale exposed to the elements. The composite alternative will retain its appearance over time without deterioration, ensuring the approved visual character of the development is maintained in the long term.

The sliding mechanism, installed to the inside of the brick piers, has been selected as the most practical arrangement for the composite gate, with no alteration to the approved piers or access width.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

20.112.P.11.C - Proposed Site Plan
20.112.P.26 - Front Boundary Elevation

New plan/drawing numbers

20.112.P.25.B - Proposed Site Plan
20.112.P.26.B - Proposed Front Boundary Elevation

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

43 Arbor Lane, Winnersh / RFS/2026/091290

Date (must be pre-application submission)

30/07/2026

Details of the pre-application advice received

Hi Chris,

From what you have described, I consider that a Non-Material Amendment application may be the most appropriate route to seek approval for the proposed composite gate. This is on the basis that the gate would remain the same in terms of its scale, design and overall appearance, with the woodgrain-effect finish providing a similar visual character to the approved timber-style gate. The only proposed change appears to be the material of construction.

A Non-Material Amendment application is generally a simpler, quicker and less costly process than submitting a fresh planning application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Chris Newman

Date

03/08/2026