WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) 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

Suffix

Property Name

Hatchgate End

Address Line 1

Hatch Gate Lane

Address Line 2

Cockpole Green

Address Line 3

Wokingham

Town/city

Wargrave

Postcode

RG10 8NE

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

Easting (x)

479988

Northing (y)

181076

Description

Applicant Details

Name/Company

Title

Mr

First name

N

Surname

Hart

Company Name

Address

Address line 1

Care of Agent

Address line 2

Care of Agent

Address line 3

Care of Agent

Town/City

Care of Agent

County

Care of Agent

Country

Care of Agent

Postcode

CARE OF AGENT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Jeff

Surname

Emmett

Company Name

JCE Planning & Architectural Consultancy

Address

Address line 1

Chetwood House

Address line 2

Chilton Business Centre

Address line 3

Chilton

Town/City

Aylesbury

County

Country

Postcode

HP18 9LS

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

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

Full application for the proposed erection of 1no. 5 bedroom dwelling and the change of use of agricultural land to a domestic solar array following demolition of the existing dwelling.

Reference number

251318

Date of decision (date must be pre-application submission)

07/09/2025

Please state the condition number(s) to which this application relates

Condition number(s)

4

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please see submitted Covering Letter

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Jeff Emmett

Date

26/10/2026