



**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

47

Suffix

Property Name

Address Line 1

The Terrace

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG40 1BP

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

Easting (x)

480790

Northing (y)

168854

Description

Applicant Details

Name/Company

Title

Mr

First name

A

Surname

Kiszczyk

Company Name

Address

Address line 1

47 The Terrace

Address line 2

Address line 3

Town/City

Wokingham

County

Wokingham

Country

Postcode

RG40 1BP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Householder 242704 -

Proposed demolition of existing conservatory and erection of replacement orangery with roof light. Refurbishment and installation of secondary gazing to 7no windows. Lowering of windowsill at rear, replaced with external door. Garage door replaced with timber stable doors, new car charging point installed. 1 step to be removed from external front stairs plus stone over cladding and stone copings added to front boundary wall. Addition of rooflight and replacement of rooflight.

Listed consent 242705 -

Proposed demolition of existing conservatory and erection of replacement orangery with roof light. Refurbishment and installation of secondary glazing to 7no windows. Lowering of windowsill at rear, replaced with external door. Garage door replaced with timber stable doors, new car charging point installed. 1 step to be removed from external front stairs plus stone over cladding and stone copings added to front boundary wall. Addition of rooflight and replacement of rooflight. Internal alterations including wall demolition, floor lowering, replacement of stairs and relocation of fuseboard and boiler.

Reference number

Householder application - 242704

Listed building consent application- 242705

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

02/12/2024

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

Condition number(s)

Condition 4. Notwithstanding the information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved in writing by the Local Planning Authority. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;
2. the material, size, texture, colour, profile, and source of facing render;
3. the material, size, texture, colour, profile, and source of facing stonework;
4. the material, size, texture, colour, profile, and source of roofing materials;
5. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;
6. the proposed rainwater goods

Condition 5. Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works to windows and doors shall commence on site until full working details of all windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

Condition 6. Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full details of all new mechanical and electrical services, including vents, flues, pipework, cabling, lighting or works associated with building regulations/fire regulations or other similar works have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans, and shall illustrate the nature of materials and finishes and methodology for installation. Drawings shall be at a minimum scale of 1:20, with details at a scale of 1:5. The works shall then be implemented in strict accordance with the approved details.

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

02/12/2024

Has the development been completed?

- ☐ 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

Proposed Material finishes schedule
Electrical layout plans
Drainage layout plans
Detailed annotated elevations
Annotated Roof plan
Dropped ceiling drawing
Orangery detail drawing
Window details
Single Door details
Stable Door details
Roof Lantern details and brochure
Conservation window details and brochure
Lime finishing render specification
Stone steps and pier cap stone details and brochure
SPAB window refurbishment guidelines
SPAB roof repair guidelines

* note. Condition 4.1 requests "the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar" - please note no new brickwork is proposed. The Orangery extension is entirely rendered masonry with no facing brickwork.

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

Alexander Kiszczuk

Date

09/02/2025