



**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 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Philip

Surname

Grimson

Company Name

Francis Construction Ltd.

Address

Address line 1

Armour House

Address line 2

Colthrop Lane

Address line 3

Town/City

Thatcham

County

Country

Postcode

RG19 4PD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

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 *****

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

Please add details of all persons notified

Name of person notified:
***** REDACTED *****

House name:

Number:
0

Suffix:

Address line 1:
Wokingham Borough Council

Address Line 2:
Shute End

Town/City:
Wokingham

Postcode:
RG40 1BN

Date notice served:
12/06/2025

Description of Your Proposal

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

Construction of a 1500 place secondary school with associated sports facilities, parking provision and access roads within SDL site.

Reference number

F/2015/0001

Date of decision

26/03/2015

What was the original application type?

Full planning permission

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

Elevation and landscaping amendments to suit updated school requirements for south wing approved under original application. Amendments to include changes to window locations and stair core orientation and impact on constructed landscaping.

Please state why you wish to make this amendment

The school's needs for classroom accommodation has changed since the original application and the updated elevations and landscaping reflect what the school now needs to construct to serve its needs.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

5136845-ATK-ZZ-XX-EL-A-3.000 Rev P0 Proposed East and West Elevations
5136845-ATK-ZZ-XX-EL-A-3.001 Rev P0 Proposed North and South Elevations
5136845-ATK-ZZ-XX-EL-A-3.002 Rev P0 Proposed Courtyard Elevations
5136845-ATK-ZZ-XX-EL-A-3.203 Rev P0 Proposed South Elevation Rendered
5136845-ATK-ZZ-XX-EL-A-3.202 Rev P0 Proposed East Elevation Rendered
5136845-ATK-ZZ-XX-EL-A-0.102 Rev P1 Proposed Site Plan

Please refer to submitted document '28192-Supporting Letter for NMA Application' for details on submitted/replaced drawings.

New plan/drawing numbers

28192-PD100C-Proposed East and West Elevations
28192-PD101C-Proposed North and South Elevations
28192-PD102C-Proposed Courtyard Elevations
28192-PD105-Proposed South Elevation (rendered)
28192-PD106-Proposed East Elevation (rendered)
28192-PD104A-Proposed Site Layout Plan

28192-PD103B-Proposed Landscaping Plan
28192-External Material Brickwork
04376-SWJ-01-XX-DR-C-0500-S2-P4 - Drainage Design

Please refer to submitted document '28192-Supporting Letter for NMA Application' for details on submitted/replaced drawings.

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

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

Michael Saunders

Date

13/06/2025