



**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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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	74-76 Rear Of
Address Line 1	Barkham Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Wokingham
Postcode	RG41 2RD

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

Easting (x)	Northing (y)
480360	168310

Description

Applicant Details

Name/Company

Title

Ms

First name

L

Surname

Potter

Company Name

Address

Address line 1

c/o the agent

Address line 2

20

Address line 3

Hurlands Place

Town/City

Farnham

County

Surrey

Country

United Kingdom

Postcode

GU9 9HX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Mark

Surname

Leedale

Company Name

MLP

Address

Address line 1

20 Hurlands Place

Address line 2

Farnham

Address line 3

Town/City

Farnham

County

Country

United Kingdom

Postcode

GU9 9HX

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 2no. dwellings and garage, following demolition of existing garages.

Reference number

221890

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

03/01/2023

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

Condition number(s)

3, 4, 5, 6 and 7

Has the development already started?

☒ Yes

☐ No

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

14/10/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The garage which has been constructed is not at the heart of the development which has been granted planning permission. As such, we seek a variation to delay compliance with the stated conditions so that they are agreed before the substantive development commences. Refer to Agents letter of 9th January 2025

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We seek the insertion of the words pertaining to the two dwellings as opposed to the development per se. Refer to Agents letter of 9th January 2025.

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

RFS/2024/089919 & 221890

Date (must be pre-application submission)

04/12/2024

Requirement for resolving pre-commencement conditions following the start of development

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

78

Suffix:

Address line 1:

Barkham Road

Address Line 2:

Town/City:

Wokingham

Postcode:

RG41 2RD

Date notice served (DD/MM/YYYY):

08/01/2025

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Date