

An Application for a non-material amendment following a grant of planning permission Town and Country Planning Act 1990

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.

Applicant Details

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Name/Company

Title

Mr

First name

Kingsley

Surname

Davis

Company Name

Address

Address line 1

C/O Agent

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Telephone Number

Secondary Number

Email

Local Planning Authority

Wokingham Borough Council

Agent Name and Address

Name

Title

Mr

First Name

Nigel

Last Name

Rose

Company Name

Harding Rose Architects

Email

nigel@nr-architects.co.uk

Telephone Number

01256541943

Address

Street Address

STERLING HOUSE STROUDLEY ROAD

Town / City

BASINGSTOKE

County

Hampshire

Postcode

RG24 8UG

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

58 FINCHAMPSTEAD ROAD

Address Line 2

Address Line 3

Town/city

County

Postcode

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

Easting (x)

Northing (y)

Description

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:

Title

First Name

Last Name

Reference

Date

Details of the pre-application advice received

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

Please add details of all persons notified

No persons recorded.

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

If Yes, please provide details of their name, role, and how they are related

Description of the Proposal

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

Application to vary condition 2 of planning consent 241828 for the proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings. Condition 2 refers to the approved details and the variation is to allow for alterations to fenestration, garage roof form and first floor dormers, plus replacement of a brick plinth feature.

Reference number

260387

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

2026-09-16

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

Proposal Description

Has the development already been started without consent?

- ☐ Yes
- ☒ No

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

Has the development already been completed without consent?

- ☐ Yes
- ☒ No

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

Non-Material Amendment(s) Sought

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

Amend description of development to specify that it will be a phased development and allow for a phasing plan with a new condition stating that development shall be phased in accordance with the phasing plan.

Please state why you wish to make this amendment

To allow for phased development

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

If Yes, old plan/drawing numbers

If Yes, new plan/drawing numbers

Declaration

I/We hereby apply for Non-Material Amendment as described in this application form and the accompanying plans, drawings and supporting information.

I/We confirm that, to the best of my/our knowledge and belief, the information provided in this application is true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We understand that this application and its supporting documents may be made publicly available by the Local Planning Authority as part of the statutory planning register.

What's your role?

- ☐ Applicant
- ☒ Agent

Signed name

Nigel Rose

Declaration Date

2026-09-17

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?

- ☒ Agent
- ☐ Applicant
- ☐ Someone else

If Someone else, please provide their contact details:

Title

First Name

Last Name

Phone

Email

Planning Application Fee

Fee payable to the Local Planning Authority

£309.00

Is a fee exemption or reduction claimed for this application?

☐ Yes

☒ No

Basis of the claim

Important Disclaimer:

UK Planning Gateway is an independent application preparation platform. It is not affiliated with, endorsed by, or acting on behalf of any Local Planning Authority.

This application has been prepared to align with publicly available validation requirements; however, all applications are reviewed, validated, and determined solely by the relevant Local Planning Authority.

The applicant and/or agent remains responsible for the accuracy and completeness of the submission.