



**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

63

Suffix

Property Name

Address Line 1

High Street

Address Line 2

Address Line 3

Wokingham

Town/city

Wargrave

Postcode

RG10 8BU

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

Easting (x)

478572

Northing (y)

178660

Description

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Towers

Company Name

N Towers

Address

Address line 1

63 High St, Wargrave

Address line 2

Wargrave

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG108BU

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

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

Full application for the proposed subdivision of the site and erection of 1no. three-bedroom detached dwelling and garage to serve the existing and proposed dwellings, and parking area to serve the existing and proposed dwellings.

Reference number

222150

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

25/11/2022

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

Condition number(s)

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, ,15, 16, 17

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

1. Timescale. Will be started before 25.11.2025
2. Approved details. Development will be as per the drawings referenced and Planning Application 242841 to vary these conditions which was approved on 13.12.2024.
3. Materials. Please see External Materials attachment
4. Archaeological Works. The works will be conducted adhering to the content of the Archaeological Watching Brief submitted by Thames Valley Archaeological Services on 24.1.2024. see attached archaeological watching brief document.
5. Excavation Works. Please see Excavation Works attachment
6. Construction Method Statement. Please see Construction Method Statement attachment.
7. Drainage. Please see Drainage Strategy attachment.
8. Landscaping Scheme. Please see 'Hard and Soft Landscaping' attachment and 'Planting Areas' plan.
9. Protection of Trees. The approved scheme will be adhered to
10. Biodiversity Enhancements. Please see Biodiversity Enhancements document attached.
11. Lighting scheme. Please see External Lighting Scheme and Lighting Plan attachments.
- 12-16. Conditions 12-16 are all noted and agreed.

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

Nick Towers

Date

07/03/2025

