

Steve Bowie
35 Robinhood Lane
Winnersh
Wokingham
RG41 5ND



Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

7th April 2025

Dear Sir/Madam,

Re: Section 73 Application for Variation of Condition (Reduction in Dwelling Size)

Site Address: 35 Robinhood Lane Winnersh, Wokingham, RG41 5ND

Original Planning Permission Ref: 222974

Please find enclosed a Section 73 application to vary Condition 2. (Approved Details) of the above planning permission. This condition relates to the list of approved plans.

The purpose of this application is to reduce the overall size and scale of the previously approved dwellings. The amended scheme proposes the following key changes:

- Reduction in the overall rear projection
- Reduction of windows to rear and side elevations
- Removal of the loft bedroom and associated stairs & windows
- Reduction in ridge height
- Minor internal layout amendments
- Associated adjustments to elevations and roof design

These changes respond to feedback from neighbouring residents and cost considerations. The overall scheme will fundamentally remain the same and will retain 5 Bedrooms. I consider the reductions to be a minor material amendment which falls within the scope of Section 73.

Please find enclosed:

- Completed application form
- Revised plans and elevations (see enclosed Drawing Schedule)
- Copy of previously approved plans (for reference)

I trust the enclosed is sufficient for validation, but should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Steve Bowie