



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
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Summary of Amended Application

Please Note

It is always advisable to check the progress of your application with the Local Planning Authority to ensure that an amendment will be accepted by them.

Proposal Name

Stable-Cottage Reapplication

Reference

PP-11695990

Version Number

3

Submission Date

Saturday, May 9, 2026

Amendments to the Application Form

Applicant Details - Copy from Site Location

Updated Answers:

False

Description of Proposed Works - Please describe the proposed works

Previous Answers:

I am applying for an extension to the already approved Planning Application 193225 which was granted for 3 years in 2020. At present we have not been able to commence building work due mainly to the covid pandemic and other priorities, and would be grateful for the granting of an extension of a further 3 years of the existing application (193225) in which we intend to carry out the works detailed.

The Application remains unchanged in any detail whatsoever and I have spoken to Duncan Fisher at WBC on the requirement for an updated Biodiversity Report in light of the existing Ecology Report being older than 12 months. Duncan has advised that rather than submitting a new Biodiversity Report we confirm that there are no material changes to the property since 2020 and therefore no likelihood that biodiversity risk has changed over the three year period.

Updated Answers:

Sir/Madam

We successfully applied for planning permission (193225) in 2020 and again in January 2023 (230031) which was granted on 25th August 2023 for three years and expires on 25th August 2026. We regret and apologise for the fact that works have not yet commenced, but we are now fast-tracking building plans via our appointed builder and structural engineer which will hopefully be submitted to Building Control later this year. However, this timeline will not allow us to complete ground works before 25th August 2026.

There are no material changes to our application whatsoever. The requirements of a biodiversity and bat survey report have already been met regardless of the time period which has elapsed since our first application in 2020, therefore there is no likelihood that biodiversity risk has changed since the initial application.

May we therefore apply for planning permission for a further 3 years from 25th August 2026 to enable us to undertake and complete the proposed works.

Many thanks

Philippa Nicolai

Biodiversity Net Gain - Biodiversity Net Gain

Updated Answers:

True

Declaration - Declaration

Previous Answers:

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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.

Updated Answers:

I/We hereby apply for Householder planning permission 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.

Declaration - Signed

Previous Answers:

Bob Taswell

Updated Answers:

Paul Deaney

Declaration - Declaration Date

Previous Answers:

24/01/2023

Updated Answers:

09/05/2026

Declaration - Amendments Summary

Previous Answers:

We have updated the Applicant information to the correct name - Philippa Nicolai. Also, we have added new bat survey pictures taken in January 2023 and have added a Great Crested Newt Statement plus provided details of payment made for this Application.

Updated Answers:

Sir/Madam

We successfully applied for planning permission (193225) in 2020 and again in January 2023 (230031) which was granted on 25th August 2023 for three years and expires on 25th August 2026. We regret and apologise for the fact that works have not yet commenced, but we are now fast-tracking building plans via our appointed builder and structural engineer which will hope will be submitted to Building Control later this year. However, this timeline will not allow us to complete ground works before 25th August 2026.

There are no material changes to our application whatsoever. The requirements of a biodiversity and bat survey report have already been met regardless of the time period which has elapsed since our first application in 2020, therefore there is no likelihood that biodiversity risk has changed since the initial application.

May we therefore apply for planning permission for a further 3 years from 25th August 2026 to enable us to undertake and complete the proposed works.

Many thanks

Philippa Nicolai

Amendments to the Fee Calculation

Fee Schedule - Service Charge

Previous Answers:

32.2

Updated Answers:

91

Fee Schedule - Fee 002: Per dwellinghouse over 25 (wales only)

Updated Answers:

0

Fee Schedule - Fee 002: Per dwellinghouse over 25 base fee (wales only)

Updated Answers:

0

Fee Schedule - Fee 003: Per dwellinghouse over 25 (wales only)

Updated Answers:

0

Fee Schedule - Fee 003: Per dwellinghouse over 25 base fee (wales only)

Updated Answers:

0

Fee Schedule - Fee 004: Per dwellinghouse over 25 (wales only)

Updated Answers:

0

Fee Schedule - Fee 004: Per dwellinghouse over 25 base fee (wales only)

Updated Answers:

0

Fee Schedule - Fee 004: Per dwellinghouse change of use (wales only)

Updated Answers:

0

Fee Schedule - Fee 002 | 003 | 004: Per dwellinghouse over 10 (England only)

Updated Answers:

659

Fee Schedule - Fee 005: Building floor space per 75 square metres to 1000 (England only)

Updated Answers:

610

Fee Schedule - Fee 006: Agricultural building floor space per 75 square metres to 1000 base fee (England only)

Updated Answers:

610

Fee Schedule - Fee 006: Agricultural building floor space per 75 square metres to 1000 (England only)

Updated Answers:

610

Fee Schedule - Fee 007: Glasshouse floor space over 1000 square metres (England only)

Updated Answers:

3677

Fee Schedule - Fee 008: Plant or machinery area per unit to 1 hectare (England only)

Updated Answers:

610

Fee Schedule - Fee 013: Site area per unit to 0.5 hectares inc new dwelling (England only)

Updated Answers:

610

Fee Schedule - Fee 013: Site area per unit to 2.5 hectares inc new dwelling (England only)

Updated Answers:

659

Fee Schedule - Fee 013: Site area per unit to 1 hectares (England only)

Updated Answers:

610

Fee Schedule - Fee 013: Site area per unit to 1.2 hectares (Wales only)

Updated Answers:

0

Fee Schedule - Fee 013: Site area per unit over 1.2 hectares base fee (Wales only)

Updated Answers:

0

Fee Schedule - Fee 013: Site area per unit over 1.2 hectares (wales only)

Updated Answers:

0

Fee Schedule - Fee 013: Site area per unit to 2.5 hectares (England only)

Updated Answers:

659

Fee Schedule - Fee 013: Mixed development - Site area per unit to 0.5 hectares inc new dwelling (England only)

Updated Answers:

578

Fee Schedule - Fee 013: Mixed development - Site area per unit to 2.5 hectares inc new dwelling (England only)

Updated Answers:

624

Fee Schedule - Fee 013: Mixed development - Site area per unit over 2.5 hectares base fee (England only)

Updated Answers:

15433

Fee Schedule - Fee 013: Mixed development - Site area per unit over 2.5 hectares (England only)

Updated Answers:

186

Fee Schedule - Fee 013: Mixed development - Site area maximum fee (England only)

Updated Answers:

202500

Fee Schedule - Fee 202: Each Dwelling (under 10) (England only)

Updated Answers:

441

Fee Schedule - Fee 302: Householder condition removal

Updated Answers:

89

Fee Schedule - Fee 302: Non major condition removal

Updated Answers:

608

Fee Schedule - Fee 302: Major condition removal

Updated Answers:

2076

Fee Schedule - Fee 302: Householder condition removal

Updated Answers:

0

Fee Schedule - Fee 302: Non major condition removal

Updated Answers:

0

Fee Schedule - Fee 302: Removal variation of condition

Updated Answers:

0

Fee Schedule - Fee 301: Householder works within boundary

Updated Answers:

272

Fee Schedule - Fee 401: Permission in principle per unit 0.1 hectare

Updated Answers:

512

Fee Schedule - Scenario 73, 74, 75, 76: Prior Approval Solar

Updated Answers:

249

Fee Schedule - Scenario 36 Lawful Development Listed Building

Updated Answers:

0

Householder planning permission questions - Enlargement, improvement, or other alteration of an existing single dwellinghouse

Updated Answers:

True

Householder planning permission questions - Fee 001

Updated Answers:

206

Householder planning permission questions - For an existing single dwellinghouse:

Updated Answers:

False

Householder planning permission questions - Fee 301

Updated Answers:

0

Householder planning permission questions - Button Container

Concessions - Button Container

Concessions - Is this a new version (2 or higher) of an application originally submitted before 1 April 2026?

Please note:

- This exemption only applies to subsequent versions of the same application made using the Planning Portal amendment functions.
- This exemption should only be used to bypass payment of incorrect fees for amended applications caused by government fee changes.
- Once submitted, the local authority will inform you if any additional fee is due.

Updated Answers:

True

Calculation - Amendment version cap

Updated Answers:

0

Amendments to the Location Plan

Polygon / Site Boundary

Has the polygon / site boundary changed?

False

Amendments to the Supporting Documents - Added

Supporting Documents Added

No supporting documents added

Amendments to the Supporting Documents - Updated

Supporting Documents Updated

No supporting documents updated

Amendments to the Supporting Documents - Deleted

Supporting Documents Deleted

No supporting documents deleted