

Bracknell Forest Council  
 Place, Planning and Regeneration  
 Time Square, Market Street, Bracknell, RG12 1JD  
 Tel: (01344) 352000  
 Email: customer.services@bracknell-forest.gov.uk



## 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

## Applicant Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

RG14 1JB

## 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

Erection of part single storey, part first floor extensions and two storey front/side extensions, with the addition of timber cladding and render

Reference number

23/00106/FUL

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

10/08/2023

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

Condition number(s)

2 and 3

Has the development already started?

Yes

No

## Condition(s) - Variation/Removal

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

Condition 2) To reflect revised drawings annotated with a change in some materials.  
Condition 3) To reflect a change in some external materials.

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

Condition 2) Please revise to reflect new drawing reference numbers.

Condition 3) Please confirm that the amendments to proposed materials on the accompanying planning drawings are agreed.

Please note that the drawings amended are referenced:

KD-22-58PHR-PL-02.04 Rev C

KD-22-58PHR-PL-02.03 Rev C

## 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

PREH/24/00008

Date (must be pre-application submission)

10/04/2024

Details of the pre-application advice received

Please see the Pre-Application Planning Report attached to this submission which includes:

#### 6. Impacts on Character

Policy LP 50 of the Bracknell Forest Local Plan 2020-2037 identifies the criteria in which proposals will be supported, including but not limited to: "v. relate well to their location and surroundings through their siting, scale (including height and massing), form, roofscape, design and materials, and in relation to adjoining buildings, spaces and views"

The proposal seeks to amend the materials approved under application 23/00106/FUL for the exterior of the dwelling. The proposal would see further provision of cladding and render be provided, replacing substantial elements of approved brick. This would include the provision of render and cladding to the elevation fronting the streetscene, there are several examples of render within the street scene and accordingly this would not be considered an unacceptable material. In terms of the cladding, whilst there is limited cladding within the street scene it is likely that once substantially built the amended materials could be attained through permitted development. Accordingly, it is unlikely that these would be unsupportable as they are approved in some form on the property.

It is therefore recommended that the applicant submits a Section 73 application to vary condition 2 to reflect amended materials coverage on the plans.

#### 7. Residential Amenity

It is not considered that the proposal would have any implication on neighbouring amenity beyond the original considerations.

#### 8. Conclusion

Planning permission would be required for the proposed development which is considered acceptable in principle. It is recommended to submit a Section 73 application to vary condition 2 to reflect amended materials coverage on the plans. It is likely that such an application will receive officer support.

## 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

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

### Certificate Of Ownership - Certificate A

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\***

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

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Richard

Surname

Prangle

Declaration Date

03/05/2024

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

Carl Drury

Date

03/05/2024