

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250235
Site Address:	Foxhaven, Remenham Church Lane, Remenham, Wokingham, RG9 3EX
Expiry Date:	6 March 2025
Proposal: Application for non-material amendment to planning consent 242264 (variation of planning consent 221887) for changes to external materials, the reconfiguration of the gables on the north elevation and minor changes to oak framing and buttresses.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242664	Application to vary condition 2 of planning consent 221887 for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings. Condition 2 refers to the approved details and the variation is to replace the proposed drawings with those approved under subsequent planning consent 233130 (as amended by application 242283).	Conditionally Approved – 16/01/2025
221887	Full application for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings.	Conditionally Approved – 11/10/2022

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning consent was granted for the demolition of the existing 3no. dwellings and the erection of 1no. 5 bedroom dwelling with associated access and parking (ref 221887). The original consent was then subsequently varied by consent ref 242664. This non-material amendment application proposes changes to the appearance and form of the approved dwellinghouse. These consist of:

- An amendment to the approved external materials with the proposed use of facing brickwork with knapped flint panels.

The proposed brown coloured brickwork would be more in keeping with the originally approved external materials and complement the roof tiles, while the proposed knapped flint panels would be in keeping with the approved architectural detailing. The external finish would remain acceptable and would not detract from the overall

appearance of the approved dwelling.

- A reconfiguration of the gable features on the rear (north facing) elevation.

The introduction of 3no. gables with 2no. smaller gable features on the rear elevation would result in a very modest reduction in size compared to the originally approved 4no. gables. The smaller gable features would also complement the design of the approved scheme and would not alter the overall appearance.

- Minor changes to oak framing and buttresses.

The proposed changes to the oak framing and proposed are de minimis and would not materially change the approve scheme or introduce any additional impact upon the street scene or neighbour amenity.

Therefore, the proposed amendments would not materially change the approved scheme or introduce any additional impact upon the street scene, local character or neighbour amenity.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Recommendation:	Approve – the change is non-material.
Date:	18 February 2025
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	
Date:	21.02.25