

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242375
Site Address:	42 Pound Lane, Sonning, Wokingham, RG4 6GG
Expiry Date:	15 October 2024
Proposal: Application for non-material amendment for planning consent 241110 to allow a change of front gates height from 1 metre to 1.8 metres.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
40978	Two storey extension and triple garage	Approved 27/05/1993
43341	Conservatory	Approved 24/10/1994
992282	Proposed Relocation of Garage and Formation of New Access	Approved 18/06/1999
241110	Householder application for proposed erection of a single storey side extension following demolition of the existing garage, plus a front canopy roof along with changes to fenestration, associated soft landscaping and installation of gates.	Approved 10/07/2024

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Assessment: This application seeks permission to amend the approved scheme (ref: 241110), by virtue of changing the height of the front gates from 1 metre to 1.8 metres. There is no set definition for a non-material amendment, but it is a minor change. For this application the height of the approved front boundary gate is being increased from 1 metre to 1.8 metres to allow for additional security. There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that the proposal would conflict with any of these points such as: ‘Amending the description of the development or introducing new element(s) which were not part of the original scheme’. ‘Significantly altering the external appearance of the permitted proposal’.	

‘Adding a window that may cause overlooking’.

The proposed alteration would not require a change in description of the new development, and no new windows are being introduced to the scheme. Whilst the height of the gate is increasing, the gate is still in the same location and is set back the same distance from the highway. The gate would remain the same in appearance, and approximately 1/3 of the gate would keep an open look which would be in keeping with other boundary treatments in the area. By remaining the same in appearance, the external appearance of the proposal is not being significantly altered. It is therefore deemed that the proposed change to the height of the boundary gate is a non-material change.

For these reasons, the proposal does not demonstrate that it would differ materially from what has already been approved, and therefore the application is recommended for approval.

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:	14 October 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	14/10/24