

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252823
Site Address:	201 Silverdale Road, Earley, Wokingham, RG6 7NY
Expiry Date:	15 December 2025
Proposal: Application for non-material amendment to planning consent 230655 to enable changes to fenestration, rooflight location and internal layout.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
230655	Householder application for the proposed erection of a single storey side and rear extension with no.3 roof lights following demolition of existing garage.	Approved 20/04/2023

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Assessment: This application seeks permission to amend the approved scheme (ref: 230655), by virtue of moving the rooflight on the side of the elevation marginally closer to the front of the dwelling, plus amending the fenestration on the ground floor rear elevation. There is no set definition for a non-material amendment, but it is a minor change. For this application, the side rooflight is being moved approximately 0.5 metres closer to the front of the dwelling. Plus, an additional door is being added to the rear elevation and one of the windows is being widened slightly. 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 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 alterations would not require a change in description for the new development and no new elements are being introduced. The slight change in fenestration on the rear elevation, and slight re-positioning of the side rooflight would	

not significantly alter the external appearance of the permitted proposal and neither would it add a window or re-position a window that may cause overlooking concerns.

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:	15 December 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	15/12/25