

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242700
Site Address:	43 Wiltshire Avenue, Crowthorne, Wokingham, RG45 6NH
Expiry Date:	21 November 2024
Proposal: Application for non-material amendment to planning consent 232910 to allow changes to external materials.	

PLANNING HISTORY

Application No.	Description	Decision & Date
232910	Householder application for the proposed erection of a single storey front extension to include pitched porch area, single storey side extension following demolition of existing garage, changes to fenestration plus raising of the roof to create habitable first floor space, to include 5no. dormers.	Approved: January 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
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This application seeks a non-material amendment to planning consent 232910 for changes to the external materials at the front elevation of the application property.

The front facing dormers would incorporate hanging tiles and render, after previously being proposed as lead faced dormers. The existing ground floor wall on the front elevation would incorporate facing bricks to match those proposed elsewhere on this elevation.

Assessment

The proposed alterations are minor changes and would not have any discernible impact on the character of the area, nor to any neighbouring amenities. The proposal would not materially impact the nature of the approved development and is therefore considered non-material.

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	
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Recommendation:	Approve – the change is non-material.
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Date:	7 November 2024
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Earliest date for decision:	
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Recommendation agreed by: (Authorised Officer)	
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JMM

Date:	8 November 2024
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