

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261602
Site Address:	5 Woodlands Avenue, Woodley, Wokingham, RG5 3HN
Expiry Date:	4 August 2026
Proposal: Application for non-material amendment to planning consent 252616 to relocate three roof lights from flat roof to a pitched roof.	

PLANNING HISTORY

Application No.	Description	Decision & Date
252616	Householder application for the proposed erection of part ground floor, part first floor rear extension, single-storey outbuilding, and loft conversion creating habitable accommodation including 2no. roof dormers, changes to fenestration, rooflights and sun-pipe.	Conditionally Approved – 26/01/2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning consent was granted for the erection of a part ground floor, part first floor rear extension and a single storey outbuilding, a loft conversion and 2no. roof dormers to create habitable accommodation within the existing loft space, fenestration changes, and the installation of rooflights and a sun-pipe. This non-material amendment application proposes removing the 3no. rooflights on the flat roof element of the ground floor extension and installing 3no. smaller rooflights on the pitched roof element instead.

The alternative rooflights proposed would not alter the overall appearance of the approved scheme due to their smaller size and the use of in keeping external materials. Their relocation to the pitched roof element of the ground floor extension would not introduce any additional harm on neighbouring amenity in terms of potential overlooking impact.

As such, the proposed changes are de minimis and would not materially change the approved scheme or introduce any additional impact upon the street scene 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:	15 July 2026
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	
Date:	16/07/26