

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251001
Site Address:	6 Augustfield, Charvil Lane, Sonning, Wokingham, RG4 6AF
Expiry Date:	26 May 2025
Proposal: Application for a non-material amendment to planning consent 241770 to allow the widening of the driveway serving plot 1 to provide additional parking and a turning area.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241770	Full application for the proposed erection of a detached single garage on Plot 1.	Approved 16/10/24
243230	Application for submission of details to comply with the following condition of planning consent 241770 dated 16.10.2024. Condition 6 relates to landscape management plan.	Approved 14/02/25

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment

The application seeks approval to widen the driveway serving plot 1 to provide additional parking and a turning area. Whilst some lawn area will be lost, it will not significantly harm the layout of the proposal and the site has suitable space to accommodate for such alteration and maintain adequate landscaping.

Therefore, the proposed change is considered to be minor and would not significantly alter the approved development. Therefore, such alteration would not materially alter the approved development, and the proposed change is non-material and acceptable.

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.
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Date:	1 May 2025
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	2 May 2025