

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250333
Site Address:	44 Oxford Road, Wokingham, RG41 2XZ
Expiry Date:	11 March 2025
Proposal: Application for non-material amendment to planning consent F/2014/0752 (142736) for changes to the dimensions and roof form of the two storey side extension and addition of a single storey front extension; erection of an enclosed front porch; installation of cladding to the front elevation; changes to fenestration and window colour; addition of PV panels and an ASHP; erection of a metal gate and retaining wall along the front and side boundary, and installation of hardstanding.	

PLANNING HISTORY

Application No.	Description	Decision & Date
032451	Proposed single storey rear extension to dwelling to form conservatory,	Approved, 19/08/2003
142736	Proposed erection of a part single/part two storey side and rear extension to dwelling, plus open porch to front, changes to fenestration and rear Juliet balcony. Demolition of existing conservatory.	Approved, 03/07/2014

APPRAISAL

Are the proposed changes non-material?

Yes	☐
No	☒

This application seeks non-material amendments to planning consent 142736 for the following proposed changes:

- The erection and partial enlargement of a single-storey front extension.
- A forward extension of the existing first-floor side extension.
- The installation of a 2 metre high boundary wall, comprising part brick and part metal, along the front and side, along with a 2-metre-high entrance gate.
- The installation of timber cladding at first-floor level.
- The replacement of white window frames with a green/grey colour.
- The installation of 22 no. solar panels across the side and rear-facing roof slopes.
- The installation of an air source heat pump on the rear wall.
- The application of a resin-bonded surface over the existing gravelled front parking area.
- Alterations to fenestration, including changes to window size and positioning.
- The formation of a balcony area.

Assessment:

The original approved development under planning application 142736 is described as:

"Proposed erection of a part single/part two-storey side and rear extension to dwelling, plus open porch to front, changes to fenestration and rear Juliet balcony. Demolition of existing conservatory."

Upon review, it is clear that some of the proposed changes extend beyond the scope of the original permission. Notably, the single-storey front extension, boundary wall and entrance gate, and solar panels were not part of the original approval. These new elements represent material changes that could have a significant impact on both the appearance of the dwelling and its relationship with the surrounding area.

Government guidance on non-material amendments does not specifically define which changes can be treated as 'non-material', but Section 96A of the Town and Country Planning Act 1990 provides some clarity. It states that when determining whether a change is material, the Local Planning Authority must consider the effect of the change, alongside any previous changes made under this section, on the original planning permission.

Materiality is considered to be a matter of fact and degree, and the likely impact of the amendment on the local environment must be taken into account. Importantly, materiality should be assessed in relation to the development as a whole, rather than in isolation.

In the context of the original approved scheme, the proposed amendments—taken individually and collectively—would materially alter both the external appearance and character of the dwelling. The introduction of elements such as the balcony area, a 2.9 metre single storey front porch extension, and timber cladding across the front facade would significantly change the visual and functional relationship between the dwelling and its surroundings. This constitutes a departure from the scheme originally approved under application 142736, and any potential effects on visual amenity, neighbouring amenities, and/or the character of the area should be fully assessed.

Therefore, the overall impact of the proposed changes, particularly in relation to the surrounding area and the character of the host dwelling, would require a more detailed assessment through a separate planning application.

Whilst not determinative due to the issues set out above, there is also an implication of whether the 2014 is extant.

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:	Refuse – The proposed changes are material.
------------------------	---

Date:	21 February 2025
--------------	------------------

Earliest date for decision:	
------------------------------------	--

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
---	-----------

Date:	25.02.2025
--------------	-------------------