

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242926
Site Address:	14 Bosham Close, Earley, Wokingham, RG6 4DG
Expiry Date:	18 December 2024
Proposal: Application for non-material amendment to planning consent 223320 to allow for the reduction in the scale of the single storey side extension, plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
223320	Householder application for the proposed single storey side extension, to include changes to fenestration following removal of existing shed. Plus, enlargement of front porch (part retrospective).	Approved 14/12/2022

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed amendments to consent 223320 are as follows:

- Complete removal of conservatory element from the approved single storey side extension.
- Insertion of french doors on altered northern elevation following the removal of the conservatory.

The fenestration changes would be a negligible visual change that is not considered a material amendment to consent 223320.

The removal of the conservatory element would simply reduce the scale of the extension, thereby reducing both its visual impact and the impact on neighbouring dwellings. This alteration is not considered a material amendment to consent 223320.

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.

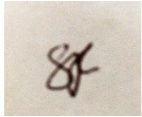
RECOMMENDATION	
-----------------------	--

Recommendation:	Approve – the change is non-material.
------------------------	---------------------------------------

Date:	11 December 2024
--------------	------------------

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

Recommendation agreed by: (Authorised Officer)	
---	--

A small, square, light-colored image containing a handwritten signature in dark ink, likely of the Authorised Officer.

Date:	11.12.24
--------------	-----------------