

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260138
Site Address:	Toll Gate Cottage, Henley Bridge, Henley On Thames, Wokingham, RG9 2LW
Expiry Date:	17 February 2026
Proposal: Application for non-material amendment to planning consent 222975 to allow the amendment of the roof finish.	

PLANNING HISTORY

Application No.	Description	Decision & Date
222975	Householder application for the proposed single storey front infill to include garage, raised veranda to front/rear including steps, single storey rear conservatory, installation of 7 No. rooflights and 4No. solar panels with changes to fenestration following the demolition of rear extension and store/sheds.	Approved 28 November 2022
012369	Single storey rear extension to dwelling to form conservatory.	Approve 07 February 2002
19330	Extension to existing garage.	Approve 6 May 1983
18657	Erection of a study area.	Approve 13 January 1983
127/64	Detached dwellinghouse and garage (revised plan). – this is the original dwelling	Approve 14 August 1964

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

This application seeks non-material amendments to planning consent 222975 for the Following:

- Change the roof finish from existing green copper standing seam cladding to green zinc metal standing seam cladding.

In the context of the original scheme, the proposed change is a non-material minor amendment and would not ultimately change the scope of the permission or create a materially different impact.

Detailed information relating to the proposed roofing material was submitted by the agent on 06/02/2026. The revised material, NUANCE Green standing-seam zinc roofing, is considered to be a suitably sympathetic alternative to the originally approved green copper finish. Given the site's prominent location within a Conservation Area, it is necessary to secure these details by condition to ensure the development is carried out in accordance with the approved materials. The imposition of such a condition is permissible under Section 96A of the Town and Country Planning Act 1990.

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:	4 February 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	12.02.26