

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242283
Site Address:	Foxhaven, Remenham Church Lane, Remenham, Wokingham, RG9 3EX
Expiry Date:	2 October 2024
Proposal: Application for non-material amendment to planning consent 233130 for changes to fenestration and chimney stacks, removal of staircase tower and replacement with bay window, plus revision of external materials, oak framing and buttresses.	

PLANNING HISTORY

Application No.	Description	Decision & Date
233130	Full planning application for the proposed erection of 1No 5 Bedroom dwelling with associated access and parking, following demolition of the existing 3No dwellings (Part retrospective).	Conditionally Approved – 26/06/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning consent was granted for the demolition of the existing 3no. dwellings and the erection of 1no. 5 bedroom dwelling with associated access and parking. This non-material amendment application proposes changes to the appearance and form of the approved dwellinghouse. These consist of:

- The omission of 1no. chimney stack and reconfiguration of the retained 2no. chimney stacks.
- The omission of a staircase tower on the principal (south) elevation and replacing with the proposed insertion of a bay window.
- Fenestration changes including an amendment to the design of main entrance door, the insertion of additional windows on the principal (south) elevation and an amendment to the layout of fenestration on the rear (north elevation).
- Changes to the internal layout of the dwelling.
- An amendment to the approved external brickwork with the proposed use of dressed Portland stone with random stone panels.
- Minor changes to proposed oak framing and buttresses.

The proposed changes to the approved fenestration, chimney stacks, oak framing and buttresses and chimneys are de minimis and would not materially change the approved scheme or introduce any additional impact upon the street scene or neighbour amenity.

The replacement of the approved staircase tower with a bay window on the principal (south) elevation would result in a very modest reduction in the size and would not alter the overall appearance of the approved dwelling. While the proposed use of Portland stone would be lighter in colour than the approved external brickwork, the external finish would remain acceptable and would not significantly detract from the overall appearance of the approved dwelling.

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:	30 September 2024
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	30/09/24