

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252678
Site Address:	13 Bearwood Road, Barkham, Wokingham, RG41 4TB
Expiry Date:	1 December 2025
Proposal: Application for non-material amendment to planning consent 250219 for the proposed changes to fenestration to the first floor side and rear elevations.	

PLANNING HISTORY

Application No.	Description	Decision & Date
152151	Householder application for proposed erection of single storey rear extension to dwelling.	Approved 25/09/15
182223	Householder application for the proposed erection of part single storey, part two storey rear/side extensions, following demolition of existing conservatory; conversion of the existing garage to create habitable accommodation, new canopy porch plus internal alterations.	Approved 03/12/18
193319	Householder application for the erection of boundary wall and single storey detached outbuilding (timber store) at front of dwelling (Retrospective).	Refused 31/01/20
212495	Householder application for proposed change of external facade from brickwork to render.	Approved 24/08/21
220686	(Retrospective) Householder application for the proposed erection of a boundary wall.	Approved 08/04/22
250219	Householder application for the proposed erection of a first-floor rear/side extension along with changes to fenestration.	Approved 24/03/25

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

Assessment: The proposal is to switch the bedroom 2 window from the rear to the side at first floor level and en-suite and dressing area windows from the side to the rear at first floor level. Such change is likely to be perceived as having an additional impact on neighbouring amenity than the originally approved. This potential additional impact would need to be assessed through a planning application.

Under a Non-Material Amendment application, the Local Planning Authority must be satisfied that the amendment would not have any material impact on the external appearance or neighbouring amenity. In this case, the switching of the bedroom 2 window from the rear to the side and en-suite and dressing area windows from the

side to the rear given it would alter the relationship to the neighbouring land (no.7 and no.11) and impact upon neighbouring amenities such as change to outlook and overlooking concerns.

In conclusion, the proposed relocation of the windows cannot be considered a Non-Material Amendment, as these changes would materially alter the external appearance of the approved extension, affect its relationship to neighbouring land, and could result in a change to neighbouring amenity including overlooking given the change in outlook. Hence, why it would require a new planning application.

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
Date:	27 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27.11.25