

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261563
Site Address:	62 Reading Road, Woodley, Wokingham, RG5 3DB
Expiry Date:	7 August 2026
Proposal: Application for non-material amendment to planning permission 253096 dated 13/03/2026 for the demolition of the existing dwelling and no.2 outbuildings and the erection of a detached dwelling with one-bedroom ancillary carer accommodation to allow minor internal layout amendments, including the relocation of an en-suite bathroom and the insertion of an additional window within the rear elevation.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250200	Householder application for the proposed two storey front, side and rear extensions, including the erection of a 2 no. sky lights, single storey rear extension, along with a loft conversion to create habitable accommodation and changes to fenestration. Followed by the demolition of the existing garage.	Approved 29/07/2025
221557	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.	Approved 15/07/2022
211529	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.	Approved 13/07/2021

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks a non-material amendment to planning consent 253096 for the following:

- One additional first-floor window in the rear elevation to serve an en-suite shower room and internal alterations.

Government guidance on 'non-material amendments' does not define what changes may be treated as 'non-material'. Section 96A of the Town and Country Planning Act 1990 states that "in deciding whether a change is material, a Local Planning Authority

must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.”

A judgement on “materiality” is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.

The cumulative effect of the proposed amendment has been assessed against application 253096. The proposed change is inconsequential in terms of scale and magnitude in relation to the overall development. The change does not fundamentally change the nature or scale of the proposal.

The addition of a first-floor rear-facing window serving an en-suite shower room would be positioned between two previously approved first-floor windows serving habitable rooms. The proposed window would afford a similar outlook to that already permitted under the approved scheme and would not introduce any materially different overlooking opportunities. As such, it would not result in any additional loss of privacy beyond that already assessed and accepted under the extant permission. The proposed amendment is therefore considered acceptable and would not give rise to any adverse impacts on neighbouring residential amenity.

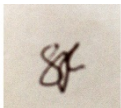
In summary, the proposed amendment is minor in scale and nature and does not materially alter the appearance or function of the approved development. There would be no resulting adverse effects on visual amenity, residential amenity or the character of the host dwelling or surrounding area.

Accordingly, the proposed change is considered to fall within the scope of a non-material amendment and recommended for approval.

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:	24 July 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	24.7.26