

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243086
Site Address:	20 Culver Lane, Earley, Wokingham, RG6 1DT
Expiry Date:	7 January 2025
Proposal: Application for non-material amendment to planning consent 232494 to change of the internal layout of the outbuilding including addition of a staircase to serve loft storage space, plus insertion of rooflights and changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241035	Application for submission of details to comply with the following condition of planning consent 240123 dated 27/03/2024. Condition 5, Landscaping.	Approved 13/06/2024
240123	Householder application for proposed raised roof with part single part two storey front extension, single storey side/rear extension, front driveway and boundary alterations along with demolition of chimney.	Approved 27/03/2024
232494	Householder application for the proposed alterations to the front garden to create a driveway and new vehicular access, erection of single storey rear outbuilding following the demolition of the existing detached garage plus the erection of new boundary fencing and associated landscaping (part-retrospective).	Approved 08/12/2023

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

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. There is no increase
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	in the scale or footprint of the outbuilding or habitable floorspace, and the changes to fenestration including addition of rooflights are minor whereby they would not cause visual harm to the street scene, nor unacceptable impacts upon adjoining neighbouring amenities.
Date:	13 December 2024
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	
Date:	13 December 2024