

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260913
Site Address:	1 Elizabeth Road, Wokingham, RG40 1UA
Expiry Date:	25 May 2026
Proposal: Application for non-material amendment to planning consent 251625 to change the external render finish to brick.	

PLANNING HISTORY

Application No.	Description	Decision & Date
960397	Proposed Two Storey Side And Rear Extensions To Dwelling	Approved 10/02/97
251625	Householder application for the proposed erection of single-storey rear extension with 2 no. rooflights following demolition of existing conservatory.	Approved 28/08/25

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment: 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.

The single storey rear extension external finish to extension is proposed to change from rendered finish to predominantly brickwork. Part black cladding/part brickwork will form the side elevation wall facing no.3.

The change to predominantly brickwork would relate better to the existing dwelling and given the change would not be visible from the public realm it would not harm the street scene nor have an impact upon neighbouring amenity. Therefore, the proposal would not result in material change and considered to be a non-material amendment.

In conclusion, such alteration would result in a small difference to the appearance of the proposal under 251625 and the proposed change is considered to be a non-material change.

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:	8 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	8 May 2026