

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251617
Site Address:	4 Charlton Close, Finchampstead, Wokingham, RG40 4YQ
Expiry Date:	5 August 2025
Proposal: Application for non-material amendment to planning consent 223168 for changes to the rear fenestration at first floor level.	

PLANNING HISTORY

Application No.	Description	Decision & Date
223168	Householder application for the proposed part-garage conversion, two storey side extension, single storey rear extension with changes to fenestration.	Approve 23/11/22
230150	Application for non-material amendment to planning consent 223168 to allow the addition of a roof light, repositioning of proposed roof lights and changes to fenestration.	Approve 24/01/23
242777	Application for non-material amendment to planning consent 223168 to change fenestration and alter the internal layout, reduce the depth of the single storey rear extension from 3m to 2m and install an ASHP.	Refused 28/11/24
250034	Application for non-material amendment to planning approval 223168 to allow changes to layout and fenestration.	Approve 06/02/25

APPRAISAL

Is the proposed change non-material?

Yes	x
No	

Assessment: The changes to the rear fenestration at first floor level include changing one of the bedroom 3 windows to an en-suite window (non habitable room). The proposed window would be smaller in size and would not drastically alter the visual appearance of the building. Furthermore, given the change is on the rear elevation, such alteration would not be visible from a public viewpoint along Charlton Close.

Given the window is smaller, it does lead to increased overlooking, loss of privacy or overshadowing for neighbouring properties.

In conclusion, such alteration would result in a small difference to the appearance of the dwelling as proposed under 223168 and the proposed changes is non-material and acceptable.

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:	1 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	1 August 2025