

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260422
Site Address:	46 Wyndham Crescent, Woodley, Wokingham, RG5 3AZ
Expiry Date:	23 March 2026
Proposal: Application for non-material amendment to planning consent 241188 to increase the depth of the rear extension by 1m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241188	Householder application for proposed erection of a single storey rear extension with changes to fenestration plus removal of the chimney.	Approved 01/07/24

APPRAISAL

Is the proposed change non-material?

Yes	
No	x

Assessment: The proposal is to increase the depth of the rear extension by 1m, from 4m to 5m.

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.

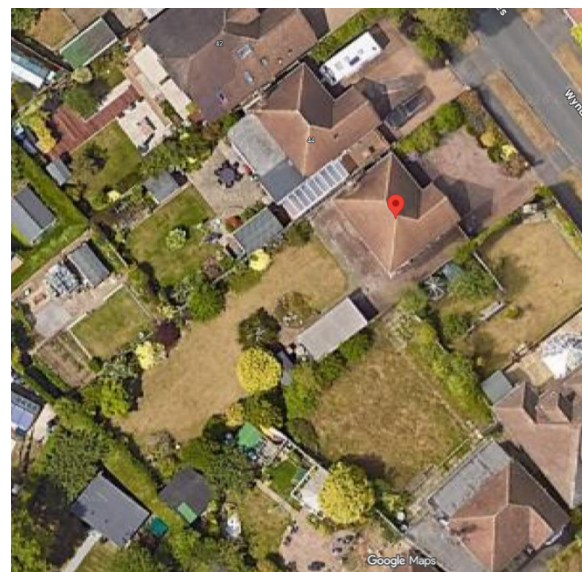
In this case, the additional metre of projection would remain modest in scale being single storey and would not materially alter the bulk or overall form of the extension when viewed from neighbouring properties.

The rear extension would marginally project forwards of no.44 rear building line, no.44 has an outbuilding and carport which adjoins the boundary, which already screens views and interrupts any direct line of sight. The nearest habitable room window at no.44 is set away from the boundary and would continue to receive adequate levels of daylight and outlook. As a result, the additional metre of projection would not introduce any neighbour amenity impacts.

The 1m increase in depth would not have harmful impacts upon 17 Wroxham Road given its still single storey and the adequate greater than 16m separation distance between the properties. The proposed projection is minor and would not result in a material impact on the external appearance or neighbouring amenity.

Furthermore, given the change is on the rear elevation, such alteration would not be visible from a public viewpoint and would not harm the character of the area.

In conclusion, such alteration would result in a small difference to the appearance of the dwelling as proposed under 241188 and the proposed change is considered to be a non-material change.



Due to the context of the site and its relationship to the neighbouring properties, the addition of 1m to the rear extension is non material in the relation to the overall scheme.

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:	20 March 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	20 March 2026