

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242159
Site Address:	38 Huntingdon Close, Earley, Wokingham, RG6 3AB
Expiry Date:	19 September 2024
Proposal: Application for non-material amendment to planning consent 213467 to allow step in front of the garage/gym doors (retrospective).	

PLANNING HISTORY

Application No.	Description	Decision & Date
213467	Householder application for the proposed front, side and rear extensions. (Part-retrospective)	Approved 07/12/2021

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed changes include the installation of a step that would form a minor visual addition to the approved front and side extensions. The step would be a very modest addition to the frontage that would have a negligible impact on the visual appearance of both the dwelling and the prevailing character of the area.

Overall, the proposals are considered non-material amendments to the originally approved 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:	6 September 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.09.2024