

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262255
Site Address:	65 Eastcourt Avenue, Earley, Wokingham, RG6 1HH
Expiry Date:	26 October 2026
Proposal: Application for non-material amendment to planning permission 252886 to allow changes to porch layout and roof alterations.	

PLANNING HISTORY

Application No.	Description	Decision & Date
090348	Proposed erection of a single storey rear extension to dwelling to form a timber framed conservatory.	Approved 11/11/2009
252886	Householder application for the proposed erection of a two-storey side extension with a single-storey rear extension and an enclosed front porch, together with alterations to the front garden, following demolition of the existing garage.	Approved 10/04/2026
261325	Application for non-material amendment to planning consent 252886 for changes to fenestration including the addition of 2 no. rooflights and enlarging 2 no. rear first floor windows on the side extension.	Approved 01/07/2026
262216	Application for a non-material amendment to planning consent 252886 to allow the widening of the approved driveway by approximately 1.5 metres, alterations to its turning radius and the replacement of the approved timber sleeper retaining wall with a brick retaining wall.	Approved 24/09/2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 252886), by virtue of amending the layout of the porch and the roof form of the porch.

There is no set definition for a non-material amendment, but it is a minor change, for this application the porch depth is being increased by 0.4 metres, and the roof form of the porch is changing from a gable end to a hipped roof.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that the proposal would conflict with any of these points such as:

‘Amending the description of development or introducing new element(s) which were not part of the original scheme’

‘Significantly altering the external appearance of the permitted proposal’

‘Adding a window that may cause overlooking’

The proposed increase in the depth of the front porch and alteration to the porch roof would not require a change in description and no new elements are being introduced. Whilst the increase in depth would slightly increase the footprint, the porch is set away from boundaries with neighbouring property and as such would not impact upon neighbouring amenity. The increase in depth would result in a minor volume increase, but this is somewhat offset by the reduction in volume by the change from a gable to hipped roof. The alteration is deemed as being a minor one that would not significantly alter the external appearance of the permitted proposal. Overall, the proposed alterations would have no impact upon residential amenity, parking provision, or any other material planning consideration.

For these reasons, the proposal does not demonstrate that it would differ materially from what has already been approved, and therefore the application is recommended for approval.

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 October 2026
Earliest date for decision:	20 October 2026

Recommendation agreed by: (Authorised Officer)	
Date:	08/10/26

