

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252629
Site Address:	47 Meadow Road, Earley, Wokingham, RG6 7EX
Expiry Date:	31 December 2025
Proposal: Application for non-material amendment to planning consent 231118 to change the fenestration, size and layout of the single storey rear extension.	

PLANNING HISTORY

161907 – Householder application for the proposed erection of single storey side and rear extensions following the demolition of an existing side extension – Approved 14/09/2016

201714 - Application for a certificate of lawfulness for the proposed hip to gable loft conversion to create habitable accommodation, including rear dormer plus insertion of 3no. roof lights to front – Approved 08/08/2020

231118- Householder application for the proposed erection of single storey rear and side extensions- Approved 26/06/2023

APPRAISAL

Is the proposed change non-material?

Yes	X
No	

Assessment: The proposal is to alter the approved fenestration and size and layout of the single storey rear extension.

The changes to the side include removing the office window, side door and roof light on the side elevation facing no.49. The removal of the fenestration on the side elevation facing no.49 which would not result in harm to neighbouring amenities or the street scene.

The changes to the rear includes reducing the width of the rear extension to match the original flank wall of the main dwelling, the depth and height is not changing. Also, altering the rear fenestration from a bi-folding door to a double door and two small windows as well as adding 2 small windows for the utility room.

The changes in fenestration to the rear would be similar to the proposed and would be screened by the existing boundary treatment, thus no overlooking, loss of privacy or overshadowing for neighbouring properties. The reduction in width of the rear extension would not result in harmful impact upon neighbouring properties or the street scene.

Furthermore, given the change is on the rear elevation, such alteration would not be visible from a public viewpoint along Meadow Road.

In conclusion, such alteration would result in a small difference to the appearance of the dwelling as proposed under 231118 and the proposed change comprise a reduced scheme and is non-material.

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
Date:	15 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15 December 2025