

NON-MATERIAL AMENDMENT
DRAFT DECISION NOTICE



Expiry Date: 17 January 2025

Application Number: 243202

Location: 10 Pavenham Close, Earley, Wokingham, RG6 4DX

Proposal: Application for non-material amendment to planning consent 240519 to reduce the area of the single storey rear extension, plus changes to fenestration and addition of a canopy roof to the front porch.

Recommendation: Approve

Conditions and/or Reasons

1. The reduction of the area of the single storey rear extension, plus changes to fenestration and addition of a canopy roof to the front porch as shown on plans Non-Material Amendment to Existing planning Permission, Location Plan & Site Plan.

Reason: The addition of a canopy roof to the front porch would be visible from the public realm, however the alteration would result in a small difference to the appearance as proposed under 240519. The proposed change to the scheme is minor and does not materially alter the overall appearance or nature of the proposal. The impact would be materially same as the approved plans.

The reduction of the area of the single storey rear extension would not result in an increase in floorspace or volume, the appearance would not be materially different, and it would not change the original description of development, the proposed change is non- material and acceptable. Moreover, the proposed rear extension would be similar to the existing conservatory and the proposed change would not be visible from a public viewpoint and would not have a detrimental effect upon the street scene or the residential amenity of the neighbouring properties.

Recommendation and conditions/reasons agreed:

Date: 14 January 2025

REMEMBER - The earliest date for a decision on this application is: