

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260644
Site Address:	12 Benning Way, Wokingham, RG40 1XX
Expiry Date:	14 April 2026
Proposal: Application for non-material amendment to planning consent 241226 for the proposed alterations to front extension at ground and first floor level, proposed alterations to ground floor rear extension, plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241226	Householder application for proposed single storey side and rear extensions facing south and east, 2 no. 2 storey side infill extensions facing west, single storey front extension, partial garage conversion to create habitable accommodation and changes to fenestration.	Approved, 08/08/2024
260380	Application for non-material amendment to planning consent 241226 to allow infilling of the front elevation recess, reduction in depth of the approved rear extension, revisions to rear and side fenestration, retention of the existing stair window, and installation of a wall- mounted air conditioning unit.	Refused, 11/03/2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

This application seeks non-material amendments to planning consent 241226 for the following:

- Alterations to the style and positioning of windows, including the replacement of grid-muntin windows with single-pane casement and top-hung windows, widening windows in the rear gable extension, and general adjustments to window positions across the approved single-storey rear extension.
- Removal of a flue pipe.
- Changes to materials and finishes, including replacing first-floor render with brickwork on the front and east elevations, replacing ground-floor facing brickwork with render on the west elevation, and rendering the entire front gable.
- Reduction in the length of the approved single-storey rear extension.
- Repositing of the front facing living room wall.

- Omission of a ground-floor west-facing window.
- Reduction in the size of the first-floor east-facing window.

In the context of the original scheme, the proposed changes are not considered to be material.

The proposed changes to materials and finishes, including replacing render with brickwork and rendering the front gable, would alter the approved scheme. However, the materials would remain consistent with those previously approved, and when viewed in the context of the original development, the changes would not be visually significant or materially affect its overall character or appearance.

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:	2 April 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.04.2026