

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260906
Site Address:	282 Hyde End Road, Spencers Wood, Reading, Berkshire, RG7 1DN
Expiry Date:	19 May 2026
Proposal: Application for non-material amendment to planning consent 240105 to make structural alterations and change fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
260329	Submission of details to comply with the following condition of planning consent 240105 dated 23/8/2024. Condition 6 refers to a licence for development works affecting bats.	Approved 10/03/2026
240105	Householder application for the proposed raising of the roof to create habitable accommodation, the addition of 2No dormers to the annexe roof along with changes to fenestration.	Approved 23/08/2024
233056	Application for non-material amendment to planning consent 213784 to allow the insertion of a dormer window, raising of the annexe roof, alteration to side facing window (gable end) and alteration to proposed roof lantern.	Withdrawn 11 January 2024
213784	Householder application for the proposed infill extension between existing property and annex. Erection of a rear dormer to the existing annexe. Erection of a rear single storey extension to existing annex with changes to existing annex fenestration (amended).	Approve 26 January 2022
FP/92/0363A	Cloak room and alterations to form shower room and garage	Approve 3 September 1992
39387	Cloak room and alterations to form shower room and garage	Approve 17 June 1992
FP/92/0363	Cloak room and alterations to form shower room and garage	Refused 9 June 1992

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐

The application seeks a non-material amendment to planning consent 240105 for the following:

- Gable window transom removed and a central structural support added.
- Gable ladder reduced to a 0.25m overhang.
- Bi-fold windows replaced with bi-fold doors.
- French doors replaced with one window.
- French doors and fixed glazing panel replaced with bi-fold doors.

Government guidance on 'non-material amendments' does not define what changes may be treated as 'non-material'. Section 96A of the Town and Country Planning Act 1990 states that "in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted."

A judgement on "materiality" is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.

The cumulative effect of the proposed amendments have been assessed against application 240105. The proposed changes are inconsequential in terms of scale and magnitude in relation to the overall development. The changes do not fundamentally change the nature or scale of the proposal.

The first-floor window transom in the southern elevation of the annex would be removed and replaced with a vertical structural support located centrally within the window. The approved gable ladder at first-floor level in the annex would be reduced to a 0.25m deep overhang. The changes would be minor and would have a limited impact to the overall appearance of the southern elevation of the annex.

Other minor changes include replacing the approved French doors to serve the kitchen-diner with bifold doors, replacing the approved French doors to serve the annex family room with a casement window, and to replace the approved bifold window to serve the annex family room with a set of bifold doors. These changes would not result in any changes to the overall dimensions or footprint of the development.

As the changes are on the southern elevation of the host dwelling, there would be limited views of the alterations due to the southern elevation of the property being adjacent to the rear gardens of no. 280 Hyde End Road and no. 34 Appletree Lane.

The changes would also not result in any additional adverse overlooking impact as doors and windows in this elevation are already considered acceptable under permission 240105. Replacing a set of doors with windows or windows with doors would not fundamentally change the relationship with adjoining dwellings and would not represent a materially different relationship from that which is already considered acceptable within the immediate context under permission 240105.

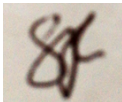
In summary, the proposed amendments are minor in scale and nature, and do not materially alter the appearance or function of the approved development. There would be no resulting adverse effects on visual amenity, residential amenity or the character of the host dwelling or surrounding area.

Accordingly, the proposed changes are considered to fall within the scope of a non-material amendment.

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:	12 May 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	14.5.26