

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	260380
Site Address:	12 Benning Way, Wokingham, RG40 1XX
Expiry Date:	14 March 2026
Proposal: 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.	

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 08/08/24

APPRAISAL

Is the proposed change non-material?

Yes	X
No	

Assessment: Under a Non-Material Amendment application, the Local Planning Authority must be satisfied that the amendment would not have any material impact on the external appearance or neighbouring amenity.

The changes to fenestration include 4.no sliding door aperture reduced in width to 2.no sliding doors and 1.no window + window replaced with single access door all to rear elevation and ground floor window to side elevation removed as part of the rear extension. The arrangement would be similar to what has already been approved and the opening would be screened by the exiting boundaries, thus no material impact upon neighbouring amenity. Given the changes would not be visible from the public realm, no material impact on the external appearance.

The reduced depth of the approved rear extension by approx. 1.55m which would reduce the mater impact on neighbouring amenity. Given the changes would not be visible from the public realm, no material impact on the external appearance.

The first-floor existing window to stair core on side elevation facing no.14 would be retained, thus no change to the existing arrangement and no material impact.

The infilling of an external front recess to create additional habitable space at ground and first floor levels. Given the projection would be minor (approx. 0.40m) and would

match the building line, such would be a minor change and would not result in material harm.

However, the inclusion of the wall-mounted air conditioning unit on the side elevation facing no.14 would result in a material change and would need to be included in the description of development given its noise and potential impact upon neighbouring properties.

Whilst some amendments may be non-material, the installation of a wall-mounted air-conditioning unit would introduce new plant equipment not previously approved, with potential noise and amenity impacts on the adjoining residential property at No.14. These impacts require detailed assessment and cannot be regarded as trivial or de minimis. As such, the proposal goes beyond the scope of section 96A and constitutes a material amendment, requiring a separate planning application.

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:	Refuse – the change is material because (set reason in APP)
Date:	11 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11 March 2026