

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260389
Site Address:	Paddock Farm, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB
Expiry Date:	14 March 2026
Proposal: Application for non-material amendment to planning consent 223032 to allow changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
252170	Application to vary condition 2 of planning consent 223032 for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings. Condition 2 refers to the approved details, and the variation is for the addition of a balcony to Plot 2 instead of the approved Juliet balcony, and to include a phasing plan. (part retrospective)	Approved: November 2025
250518	Application to vary condition 2 of planning consent 223032 for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings. Condition 2 refers to approved details and variation is to include a phasing plan.	Approved: May 2025
250698	Application for non-material amendment to planning consent 223032 to change the internal layout and fenestration of Plot 2.	Approved: March 2025
240877	Application for submission of details to comply with the following conditions of planning consent 223032 dated 27/07/2023. Condition 3 relates to external materials, 4 to land contamination, 5 to drainage, 6 to landscaping and 8 to protection of trees.	Approved: July 2024
232096	Application for non-material amendment to planning consent 223032 to allow for further details relating to the garage on plot 2.	Approved: September 2023
223032	Full application for the erection of 2 no. detached, 5 bedroom dwellings with garages following the	Approved: July 2023

	demolition of the existing two dwellings and associated outbuildings	
--	--	--

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

In 2009, the Government introduced a formal procedure to allow amendments to existing planning permissions, providing flexibility for small changes to approved schemes without requiring a new planning application. Although there is no statutory definition of a *non-material amendment*, the Planning Practice Guidance describes it as a “less than substantial change”, with the assessment dependent on the specific context of the development.

Planning permission 223032 approved the erection of two dwellings and garages following the demolition of the existing buildings. This application seeks a non-material amendment to alter the approved fenestration, comprising the following changes:

1. Removal of the first-floor ensuite window between bedrooms 2 and 3 on the side elevation.
2. Removal of the small master bedroom window on the side elevation.
3. Removal of the utility room window on the front elevation.
4. Widening of the rear utility room window from 600mm to 910mm.

Assessment

The proposed alterations to the fenestration are minor in nature and would not materially alter the appearance or impact of the approved scheme nor affect neighbour amenity. Accordingly, the changes are considered to constitute a non-material amendment to the original planning permission.

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:	25 February 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	25 February 2026