

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261030
Site Address:	Elmbridge, Oxford Road, Wokingham, RG41 2YJ
Expiry Date:	25 May 2026
Proposal: Application for non-material amendment to planning consent 210090 to allow for changes to the rear extension's elevational materials, alterations to its roof form, demolition of an existing chimney stack and changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
210090	Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory.	Approved 03/03/2021
212861	Application to vary condition 2 of planning consent 210090 for the proposed erection of a single storey rear extension following demolition of existing conservatory. Condition 2 refers to approved documents and the variation is to allow revisions to the ground floor layout and elevations.	Refused 16/05/2022

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

It is firstly important to highlight that the amendments sought to consent 210090, in particular the design of the rear extension, have already been implemented. The original consent permitted was therefore never lawfully implemented, meaning the works completed on site do not benefit from a planning permission to vary via this application.

Notwithstanding the above, the revised form of the rear extension is now a stark departure from that previously approved; consent 210090 approved a dual hipped roof form with a flat roofed glazed link in-between, primarily finished with brick facades and roof tiles to match the host dwelling. In comparison, the extension implemented is a singular, flat roofed structure finished with a light render. The substantial change in the visual appearance of the consented extension is considered material from a visual perspective and cannot be considered a non-material amendment to the original consent.

Aside from the changes to fenestration associated with the rear extension, the proposals include alterations to a first-floor window on the rear elevation of the

dwelling, sited above the eaves of the rear extension. This element of the proposals is also not applicable to the original description of development, which only permitted the erection of a single storey rear extension following demolition of the conservatory. Whilst these works could likely be implemented under Permitted Development, the alteration cannot be consented by this application for the reasons outlined above.

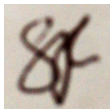
Consent is also sought for the retrospective removal of the chimney. This element of the proposals is also not applicable to the original description of development, which only permitted the erection of a single storey rear extension following demolition of the conservatory. Therefore, it is not relevant to the determination of this 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
Date:	12 May 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	13.5.26