

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251861
Site Address:	13 Cornfield Road, Woodley, Wokingham, RG5 4QA
Expiry Date:	3 September 2025
Proposal: Application for non-material amendment to planning consent 250507 to reposition and alter the layout of the outbuilding, plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
76/63	Terraced House	Approved 13th June 1963
172339	Householder application for the proposed erection of first floor side extension to create habitable accommodation plus erection of front porch.	Approved 20th September 2017
250507	Householder application for the proposed erection of an outbuilding in the garden to be used as a self contained annexe.	Approved 27 March 2025

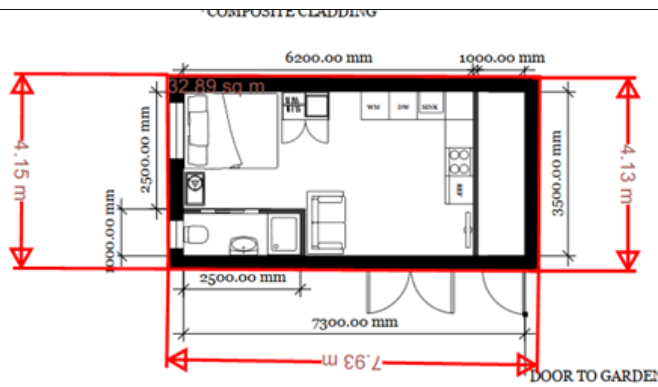
APPRAISAL

Is the proposed change non-material?

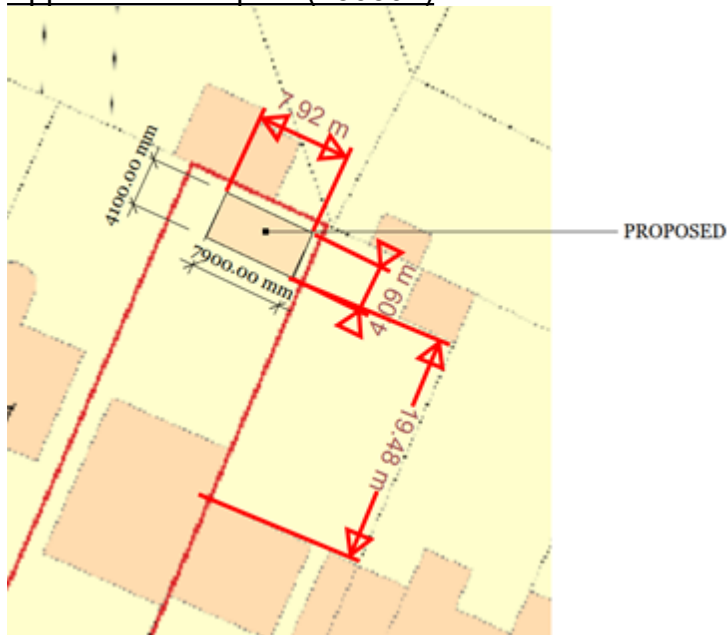
Yes	☒
No	☐

This NMA application intends the repositioning and altering of the internal layout of the outbuilding as approved under 250507 along with a slight increase in floor area that would facilitate a larger store area to the rear. The following comparison floorplans and block plans are provided to highlight the extent of the proposed changes.

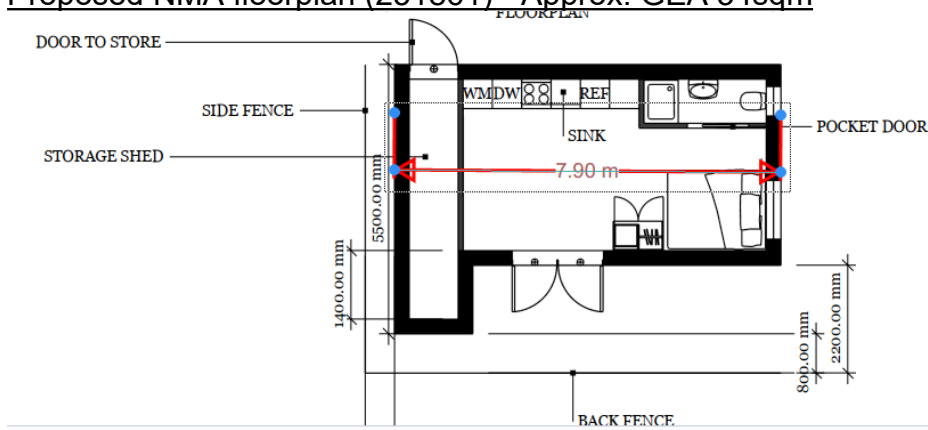
Approved floorplan (250507) – Approx. GEA 33sqm



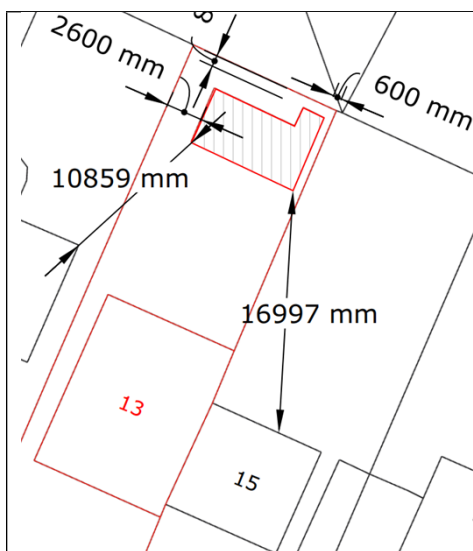
Approved block plan (250507)



Proposed NMA floorplan (251861) - Approx. GEA 34sqm



Proposed NMA block plan (251861)



The proposal would reconfigure the internal layout of the outbuilding so the glazed double entrance doors would face towards the rear fence of the host property, rather than towards the rear facing windows of the immediate neighbour at No. 15 Cornfield Road. The proposed outbuilding would also be approx. 1sqm larger, a 4% increase, by virtue of the extended store area which would further screen any additional views towards No. 15's rear garden.

A revised block plan (see extract above) and location plan have been submitted which accurately reflect the proposed floorplans. In addition, they also indicate a lesser separation distance (approx. 17m compared to the approved 19.5m) between the proposed outbuilding and the neighbour at No. 15 Cornfield Road.

Neither of the above proposed changes would amount to such a modification of the original proposal that would necessitate a change in the description of the development, nor would it materially affect the appearance, use or potential impact of the outbuilding on the residential amenity of neighbouring properties.

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:	23 September 2025
Earliest date for	n/a

decision:	
Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	23.09.25