

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252440
Site Address:	Marron Remise, Kentons Lane, Wargrave, RG10 8PD
Expiry Date:	26 November 2025
Proposal: Application for non-material amendment to planning consent 250567 to allow changes in ground levels and relocation of cycles and bin stores.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250567	Full application for proposed erection of 1 No. self-build dwelling with associated parking and landscaping following the demolition of the existing dwelling. Change of use of land to residential.	Approved 08/08/2025

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

The proposed alterations to consent 250567 consist of substantial changes in ground levels, the erection of associated retaining walls and the creation of an undercroft storage area for the relocated bin and cycle stores.

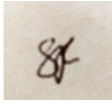
These proposals would notably increase the volume of built form on site, with the changes in ground levels and retaining walls resulting in extensive additional building operations. This in turn would influence the development's impact on the Green Belt/Countryside, plus surrounding green infrastructure (likely resulting in the loss of such).

As a result of the above, the LPA consider the proposed changes to be material alterations to consent 250567. This application is therefore recommended for refusal.

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
Date:	13 November 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	14.11.25