

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 October 2025
Application Number: 252182
Location: 70 Reading Road, Wokingham, Wokingham, RG41 1EL
Proposal: Application for non-material amendment to planning consent 251462 to allow changes to fenestration.
Recommendation: Refused

Reasons

1. The proposed change is material as it would alter the external appearance of the permitted proposal by virtue of increasing the volume of built form. It would amend the description of the development by introducing a new element that was not part of the original scheme, and this element (the balcony) could introduce overlooking concerns that would need to be assessed.

Informatives

1. The proposed retention of an existing window, changes to fenestration, enlargement of the study, and the insertion of a balcony to the front elevation as shown on plans (02-01 RevC), (03-20 RevP1), (05-05 RevP1), received by the local planning authority on 12/09/2025 & 15/09/2025.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Age'.

Date: 09/10/25

REMEMBER - The earliest date for a decision on this application is: