

Date: 9 October 2025
Application: 252182



**WOKINGHAM
BOROUGH COUNCIL**

Mrs Sarah Gould
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Dear Mrs Sarah Gould,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 252182

Site Address: 70 Reading Road, Wokingham, Wokingham, RG41 1EL

Proposal: Application for non-material amendment to planning consent 251462 to allow changes to fenestration.

I refer to your application for a non-material amendment registered on 15 September 2025 under the above reference number. The proposal is for:

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.

Wokingham Borough Council does not accept the alterations referred to and shown in the plans above as non-material amendments and therefore requires a further planning permission due to the following reason:

As the change is considered to be material application 252182 is therefore refused.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'J. Turvey', on a light green rectangular background.

Justin Turvey
Head of Development Management - Place & Growth