

DELEGATED OFFICER REPORT

Application Number:	250545
Site Address:	Eaton Lodge, Wellingtonia Avenue, Finchampstead, Wokingham, RG45 6AE
Expiry Date:	5 April 2025
Proposal: Application for non-material amendment to planning consent 241580 to allow changes to the side extension dimensions along with changes to fenestration including insertion of additional roof light.	

PLANNING HISTORY

Application No.	Description	Decision & Date
051396	Proposed erection of one replacement dwelling. (Amendment to consent F/2005/4570).	Approved 11/11/2005
052183	Proposed erection of a detached replacement dwelling. Demolition of existing dwelling. Amendment to consent F/2005/4570.	Approved 23/08/2005
052328	Proposed erection of a replacement dwelling. Demolition of existing dwelling.	Approved 16/06/2005
241580	Householder application for proposed single storey side extension, loft conversion to create habitable accommodation with the insertion of 2 no. front facing dormer windows, 2 no. rear facing rooflights, 1 no. east facing rooflight and 1 no. west facing rooflight.	Approved 30/08/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

The changes to the approved scheme includes:

- Increasing the length of the single storey side extension by approx. 2.49m.
- Adding an additional roof light over the enlarged single storey side extension.
- Altering the side window and front & rear door to a side door, with an additional window on the side, front and rear window as part of the single storey side extension to create space for an office.

Whilst the increase in length of the side extension would be 2.5m, the width would remain the same. The design of the extension would remain similar to that already approved. However, the site has suitable space to accommodate for such sized extension and given the nature of the application site with significant set back from the road and neighbouring dwellings as well as significant screening to the front of the

property. These alterations would however not materially alter the approved development and the proposed changes is non-material and acceptable.

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:	1 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	3 April 2025