



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	93
Suffix	
Property Name	
Address Line 1	London Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Wokingham
Postcode	RG40 1YB

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
481763	168769

Description

Applicant Details

Name/Company

Title

Mrs

First name

Luciana

Surname

Rodrigues Ria

Company Name

Address

Address line 1

93 London Road

Address line 2

Address line 3

Town/City

Wokingham

County

Country

GB

Postcode

RG40 1YB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☐ Yes

☐ No

☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Householder application for the proposed erection of a single storey rear extension and a hip to gable roof extension with installation of a rooflight and rear dormer to facilitate conversion of the loft to habitable accommodation, removal of a shed and two chimneys, changes to fenestration and the addition of a new roof over an existing bay window.

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage

☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please state why you wish to make this amendment

Our house was built in 1870 and is an old property. We purchased it in 2024 and we are currently in the middle of creating our loft. Unfortunately, we have been unable to source the same tiles that were originally used for the dormer and on the small section of roof that also requires tiling.

We would like to use Brazilian natural slate tiles <https://www.roofingsuperstore.co.uk/product/natural-brazilian-first-quality-slate-graphite.html> which are similar in both shape and colour to our neighbour. They are grey/greenish and match the tiles used by our neighbour at 89 London Road. As these tiles will be visible from the front of the house and partially from the rear, I am requesting permission to use them.

I have already discussed this with Caroline Moore from the Planning Department.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

A104-Proposed Elevations

New plan/drawing numbers

A104-Proposed Elevations-New drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

**** REDACTED ****

Reference

262048

Date (must be pre-application submission)

18/08/2026

Details of the pre-application advice received

Dear Luciana,

Thank you for your email.

Apologies for my late response, I have been on leave.

If the colour of the slate is similar and natural, this would require an NMA. If there is a change of material, for example to concrete, then this would be a material change as the finish would be very different.

I hope this helps.

Kind regards,

Claire

Claire Moore

Planning Officer (Specialist) (Development Management) Place & Growth Wokingham Borough Council

Email: 

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Luciana Rodrigues Ria

Date

01/10/2026

Amendments Summary

We have changed the roof tiles from the original drawing where it says match the neighbour to Brazilian roof tiles as we could not find something that match the neighbour 100%. The new tiles will be matching colour and style.