

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260941
Site Address:	Toll Gate Cottage, Henley Bridge, Henley On Thames, Wokingham, RG9 2LW
Expiry Date:	15 May 2026
Proposal: Application for non-material amendment to planning consent 222975 to amend the quantity, size and position of rooflights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
18657	Single storey addition to provide new study	Approved 25 th January 1983
19330	Extension to existing garage	Approved 11 th May 1983
012369	Single storey rear extension to dwelling to form conservatory.	Approved 7 th February 2002
222975	Householder application for the proposed single storey front infill to include garage, raised veranda to front/rear including steps, single storey rear conservatory, installation of 7 No. rooflights and 4 No. solar panels with changes to fenestration following the demolition of rear extension and store/sheds.	Approved 27 th November 2022
260138	Application for non-material amendment to planning consent 222975 to allow the amendment of the roof finish.	Approved 12 th February 2026
260522	Application for non-material amendment to planning consent 222975 to allow the amendment of the size and location of eastern elevation roof lights.	Approved 23 rd March 2026
260744	Application for non-material amendment to planning consent 222975 to amend the quantity, size and location of the roof lights on the pitched roof on the eastern elevation.	Refused 16 th April 2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (reference 222975) by amending the quantity, size and position of rooflights.

There is no set definition for a non-material amendment but refers to a minor change in a development that already has planning permission. Following the most recent refused NMA to amend the quantity, size and location of the roof lights on the pitched roof on the eastern elevation reference (260744) This application seeks to vary the design further by changing the type of roof lights. Four smaller rooflights are proposed following the removal of the larger roof light on the pitched elevation and two smaller roof lights are proposed on the flat roof element following the removal of the two larger ones.

It is important to note that the original description for planning consent 222975 specified the exact amount of rooflights consented (7). Whilst this application removes one rooflight compared to the previous NMA, this planning application still shows one additional roof light to the original planning consent and also a change in the roof lights originally granted. As a result, the description of the development would be affected by the variations sought under this application due to the increase in the number of rooflights and the change in materials. Further, it is not the case that the permitted roof lights are amended, the proposal result in different types of roof lights in different locations to the approved plans and there is an operative change to the permission

As such, these amendments cannot be considered a non-material amendment to the original consent.

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

Date: 14 May 2026

Earliest date for decision:

**Recommendation agreed by:
(Authorised Officer)**

MC

Date: 15.05.2026