



**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

41

Suffix

Property Name

Address Line 1

Beaconsfield Way

Address Line 2

Address Line 3

Wokingham

Town/city

Earley

Postcode

RG6 5UX

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

Easting (x)

474220

Northing (y)

170471

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

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

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

Number:

41

Suffix:

Address line 1:

Beaconsfield Way

Address Line 2:

Earley

Town/City:

Reading

Postcode:

RG6 5UX

Date notice served:

27/05/2025

Description of Your Proposal

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

The Proposal is householder application for the proposed single storey front extension, single storey rear extension plus changes to fenestration following demolition of existing conservatory.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby grants permission for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reference number

Application Number: 230197

Date of decision

27/02/2023

What was the original application type?

Householder planning permission

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

To make changes on dimensions of the front extension from originally 2200mm long x 1000mm wide to now 2550mm long x 1500mm wide.

Please state why you wish to make this amendment

The originally applied dimensions (2200 mm × 1000 mm) were found to be too restrictive for practical everyday use. In particular, they do not allow sufficient space for a standard-sized entry door to operate without obstruction. Enlarging the front extension to 2550 mm in length and 1500 mm in width ensures that users have ample room not only to open and close the door safely but also to accommodate the full range of movement for all potential users—including those who might require additional space for accessibility, such as individuals using mobility aids, i.e. walking frame.

Furthermore, with the increased dimensions, the front extension becomes a safer transitional zone between the outdoors and the interior of the home. The extra width and length reduce the risk of accidental contact with the door during its operation. This extra space is also beneficial in scenarios where multiple persons or objects (like deliveries or outdoor furniture) need to navigate the area simultaneously, thereby enhancing overall safety.

Importantly, the proposed changes have been carefully reviewed as not to impinge upon the space allocated for parking two cars in front of the house. The extension's additional dimensions have been planned with careful consideration, ensuring that the designated parking space remains completely unaffected.

The proposed changes are strictly confined to the front extension. There are no alterations whatsoever to the rear extension; it remains entirely unchanged. This clear separation ensures that the previously approved planning permissions for the rear extension stay intact, preserving the overall approved structure of the property.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

P1382-01
P1382-03

New plan/drawing numbers

P1382-01(A)
P1382-03(A)

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Email of 1 May 2025 from [REDACTED] Planning Technician (Development Management), Wokingham Borough Council

Dear Chung,

Thank you for your email.

In order to make minor changes to your application you would need to apply for a Non-Material Amendment. More information can be found out about this here: <https://www.planningportal.co.uk/planning/planning-applications/consent-types/non-material-amendment-of-an-existing-planning-permission>

I hope that helps.

Kind Regards,

[REDACTED]

Planning Technician (Development Management)

Wokingham Borough Council

Email: development.control@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

Ellen Law

Date

27/05/2025