

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251775
Site Address:	The Piggott C Of E School, Twyford Road, Wargrave, Reading, RG10 8DS
Expiry Date:	21 August 2025
Proposal: Application for non-material amendment to planning consent 223613 to allow changes to design and layout of the multi-use hall (Phase 1).	

PLANNING HISTORY

Application No.	Description	Decision & Date
241552	Application for non-material amendment to planning consent 223613 to allow changes to fenestration of the science block extension.	Approved – 04/09/2024
241098	Application for non-material amendment to planning consent 223613 to refer to the phasing of the development.	Approved – 06/06/2024
232166	Application for non-material amendment to planning consent 223613 to amend the trigger point of condition 7 (Landscaping) from requiring information to be submitted prior to commencement to requiring information within 6 months of the commencement of the development.	Approved – 04/10/2023
223613	Full application for the proposed new multi-use hall, erection of a extension to the existing science block and the retrofit/repurposing of existing dining hall into a new admin block, school entrance and drama hall. Landscaping and erection of 4no. netballs court to rear/side. (Commissioned by WBC)	C/A – 13/04/2023

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning consent was granted for a series of works at The Piggott School in Wargrave including the erection of a multi-purpose hall comprising a kitchen, dining area, 6th form area and other facilities as well as landscaping changes. This non-material amendment application proposes the following changes to the approved scheme:

- Omission of rooftop plant enclosure & relocation of external plant on rooftop
- The omission of the rooftop plant enclosure is a de minimis amendment to the

approved scheme. No additional external plant is proposed and the repositioning of the plant on the roof would not alter the external appearance of the approved development.

- 2no. additional windcatchers

The windcatchers are de minimis in nature and the 2no. additional would be viewed in the context of the 10no. approved windcatchers. This would be a minor addition to the approved scheme.

- Full-height curtain walling on north elevation changed for windows

The smaller windows proposed would remain proportionate in size to the approved fenestration on the other elevations of the building and would not alter the overall appearance of the proposed scheme.

- Stair roof access swapped out for secure cat ladders

The cat ladder proposed would be smaller in scale than the approved external staircase and would be viewed in the context of the approved external plant and other rooftop paraphernalia.

- Incoming water services on west elevation boxed out in rainscreen cladding

This would be a minor addition to the bulk of the approved development, and the external cladding would be in keeping with the approved external materials.

- The installation of up/down wall mounted lights

No additional lights are proposed than those indicated on the approved plans.

- Site adjustments to suit changes to the external plant area and bike store

The reconfiguration to the site layout to the west of the approved building comprises the relocation of the external plant area and cycle store and a slight increase in hardstanding. Full cycle parking details will be shown under a forthcoming Discharge of Conditions application (Condition 10).

The repositioned external plant area and cycle store would not be positioned in further proximity to the approved building and would not increase the footprint of these approved facilities. The increased hardstanding area is minor in scale and would not protrude further west than the approved scheme, with no material impact on the approved landscaping scheme.

- Parapet heights altered

The raising of the parapet of the lower roof by approximately 29cm would not add appreciable bulk to the approved scheme and is smaller in scale than the plant enclosure which has been omitted from the scheme. The raising of the parapet of the main roof by approximately 19cm would be a minor increase in scale and the parapet would remain well set down from the approved roof paraphernalia (i.e., no increase in the approved total height).

- Plantroom door access altered to suit internal layout changes

The proposed fenestration changes on the south elevation are de minimis and the proposed door would remain proportionate in size to the approved fenestration.

As a whole, the proposed changes are minor and would not materially change the approved scheme or introduce any additional impact upon local character of neighbour amenity.

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:	20 August 2025
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	20 August 2025