

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 March 2025

Application Number: 250333

Location: 44 Oxford Road, Wokingham, RG41 2XZ

Proposal: Application for non-material amendment to planning consent F/2014/0752 (142736) for changes to the dimensions and roof form of the two storey side extension and addition of a single storey front extension; erection of an enclosed front porch; installation of cladding to the front elevation; changes to fenestration and window colour; addition of PV panels and an ASHP; erection of a metal gate and retaining wall along the front and side boundary, and installation of hardstanding.

Recommendation: Refused

Reasons

1. This Decision Notice is issued in respect of plans titled:

MUGNIERJTD24323P3

MUGNIERJTD24323P4

MUGNIERJTD24323P5

MUGNIERJTD24323P6

MUGNIERJTD24323P7

MUGNIERJTD24323P8

MUGNIERJTD24323P2

MUGNIERJTD24323P1

received by the Local Planning Authority on 11/02/2025.

2. The changes are considered material because the development would result in a notable visual change to the external appearance of the dwelling and would change the description of the original permission. As such, the proposal does not

demonstrate that it would result in a development that is not substantially different from the one which has been approved.

Recommendation and conditions/reasons agreed: *MC*

Date: 25.02.2025

REMEMBER - The earliest date for a decision on this application is: