

Date: 25 February 2025
Application: 250333



WOKINGHAM
BOROUGH COUNCIL

Mr Dudrey Browne
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Dear Mr Dudrey Browne,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 250333

Site Address: 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.

I refer to your application for a non-material amendment registered on 11 February 2025 under the above reference number. The proposal is for:

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.

Wokingham Borough Council does not accept the alterations referred to and shown in the plans above as non-material amendments and therefore requires a further planning permission due to the following reason:

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.

As the change is considered to be material application 250333 is therefore refused.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth