

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253102
Site Address:	5 Dukes Wood, Crowthorne, Wokingham, RG45 6NF
Expiry Date:	16 January 2026
Proposal: Application for non-material amendment to planning consent 242874 to remove the single storey rear extension from the development, plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242874	Householder application for proposed two storey side extension and single storey rear extension along with changes to fenestration. Followed by the demolition of the existing garage.	Approve 10 th December 2024

APPRAISAL

The application seeks approval to remove the single storey rear extension from the development and add 2 no. sets of bifold doors to the rear elevation.

The addition of 2 no. sets of bifold doors would not have a negative impact upon neighbouring amenities. The changes would not be viewable from the public realm and the alteration would result in a small difference to the appearance of the rear elevation as proposed under 242874.

Therefore, the proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal. The impact would be materially same as the approved plans.

Is the proposed change non-material?

Yes	☒
No	☐

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.
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Date:	15 January 2026
Earliest date for decision:	
Recommendation agreed by: (Authorised Officer)	
Date:	16/01/26