

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252590
Site Address:	Parcel R10 South Wokingham, Phase 2b, Parcel R10
Expiry Date:	18 December 2025
Proposal: Application for non-material amendment to planning consent 250399 to allow the amendment of the proposed substation roof design.	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
250399	Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.	Approved 23 rd June 2025

APPRAISAL

Proposal: This application is made under s.96a of the Town and Country Planning Act 1990 (as amended) and seeks an amendment to the reserved matters approved layout for Parcel R10 of the South Wokingham SDL which was approved in June 2025 under application 250399.

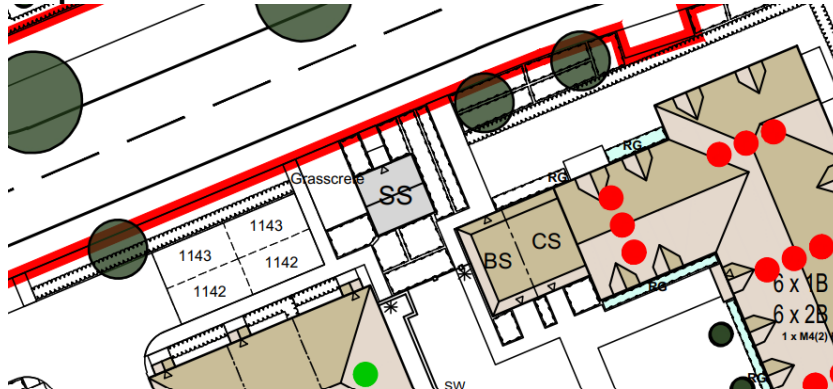
The provisions of S.96A enables non-material amendments to be undertaken provided that the LPA is satisfied the changes are non-material in nature.

Planning legislation does not provide a statutory definition of what constitutes a 'non-material' amendment. The National Planning Guidance states that this is because a material change will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. As an application under s.96A is not an application for planning permission, the existing DMPO provisions relating to statutory consultation and publicity do not apply.

The approved reserved matters layout plans indicated that the roof profile for the substation would be a pitched roof, however, the individually approved 'Sub-station plans and elevations' drawing P1914.SUB.101 indicates the roof profile to be hipped. This application therefore seeks a NMA to reflect amending the approved sub station plan to Rev A, so that it correctly aligns with the roof profile as reflected on the approved reserved matters site layout plans.

Snip 1 below shows the Sub-station roof profile as indicated on the approved reserved matters proposed planning layout drawing **P1914.R10.01 Rev AM**

Snip 1



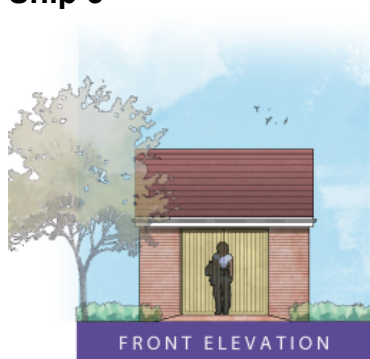
Snip 2 below shows the sub-station roof profile as indicated on reserved matters approved plan: '**P1914.SUB.101 Sub-station plans & elevations**'

Snip 2



Snip 3 below shows the sub-station roof profile as indicated on proposed NMA plan: '**P1914.SUB.101 Rev A Sub-station plans & elevations**' which correctly aligns with the profile as indicated on reserved matters approved layout plans.

Snip 3



In the context of the approved R10 parcel layout, design and appearance, the proposed amendment to the approved substation plan and elevation drawing is minor and would not result in any material impacts in respect of the original assessment of the R10 reserved matters application. The proposed change is considered non-material in nature and is therefore recommended to be approved.

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.
Date:	15 December 2025
Earliest date for decision:	Validation date

Recommendation agreed by: (Authorised Officer)	 Connor Corrigan Head of Strategic Development
Date:	15/12/2025