

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261821
Site Address:	43 Arbor Lane, Winnersh, Wokingham, RG41 5JE
Expiry Date:	31 August 2026
Proposal: Application for non-material amendment to planning consent 261222 to allow revisions to the drawings for the proposed entrance gate.	

PLANNING HISTORY

Application No.	Description	Decision & Date
261222	Householder application for the erection of a front fence, 2no. brick entrance piers and sliding gate (part-retrospective).	Approved: June 2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
In 2009, the Government introduced a formal procedure to allow amendments to existing planning permissions, providing flexibility for small changes to approved schemes without requiring a new planning application. Although there is no statutory definition of a non-material amendment, the Planning Practice Guidance describes it as a "less than substantial change", with the assessment dependent on the specific context of the development. Planning permission 261222 approved changes to the front boundary treatment that served 43 Arbor Lane, including a new fence, brick pillars and sliding gate. This application seeks a non-material amendment to alter the sliding gate. The proposed amendment seeks to substitute the approved solid timber sliding gate with a timber-effect composite sliding gate, along with a minor alteration to its form. The amendment, which primarily involves a change of construction material, would not alter the scale or overall appearance of the approved frontage treatment to any material degree and would have no implications for residential amenity, highway safety or any other planning consideration. Accordingly, the changes are considered to constitute a non-material amendment to the original planning permission.	
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	
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Recommendation:	Approve – the change is non-material.
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Date:	24 August 2026
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Recommendation agreed by: (Authorised Officer)	
Date:	

Date:	24 August 2026
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