

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                      |                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                           | 260107                                                               |
| <b>Site Address:</b>                                                                                                                                                 | Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW |
| <b>Expiry Date:</b>                                                                                                                                                  | 16 February 2026                                                     |
| <b>Proposal:</b> Application for non-material amendment to planning consent 251856 for changes to fenestration, external materials and design elements on plots 1-8. |                                                                      |

### **PLANNING HISTORY**

#### **Certificates and changes of use**

| <b>Reference</b>         | <b>Description</b>                                                                                               | <b>Decision</b>              |
|--------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------|
| T/1996/64687             | Temporary change of use of land for storage of new vehicles                                                      | Refused 10 February 1997     |
| CLU(E)105                | Certificate for existing lawful use for the storage of unregistered motor vehicles                               | Refused 1 October 1998       |
| T/APP/X/99/X0360/003156  | Appeal against refusal of CLU(E)105                                                                              | Part upheld 10 November 1999 |
| APP/X0360/C/99/1028620/1 | Linked appeal against enforcement notice associated with CLU(E)105                                               |                              |
| TP/2001/3383             | Temporary and retrospective change of use of land for storage of motor vehicles                                  | Refused 5 April 2001         |
| CLE/2001/3818            | Certificate of lawful existing use of land for seven buildings and land for storage of plant and materials.      | Approved 12 February 2002    |
| TP/2002/5895             | Temporary change of use of land to storage of cars                                                               | Refused 5 April 2002         |
| F/2002/6913              | Demolition of seven storage buildings and removal of open storage and replacement with two new storage buildings | Refused 28 October 2002      |
| F/2003/9103              |                                                                                                                  | Approved 15 October 2003     |
| F/2007/1070              | Change of use for the siting of three storage containers                                                         | Refused 28 June 2007         |

|                        |                                                                            |                                                |
|------------------------|----------------------------------------------------------------------------|------------------------------------------------|
| 183248                 | Certificate of lawful use for the storage of inert waste                   | Refused 4 March 2019                           |
| 183255                 | Certificate of lawful use for the storage of builder's plant and materials | Refused 5 March 2019                           |
| APP/X0360/X/19/3224190 | Appeal against the refusal of 183248                                       | Public Inquiry appeal withdrawn 5 October 2020 |
| APP/X0360/X/19/3224195 | Linked appeal against the refusal of 183255                                |                                                |

#### Planning applications for residential development

| Reference               | Description                                      | Decision                    |
|-------------------------|--------------------------------------------------|-----------------------------|
| O/30127                 | 52 dwellings                                     | Refused 14 June 1988        |
| T/APP/H0330/A/88/092313 | Appeal against refusal of O/30127                | Dismissed 18 September 1989 |
| O/2001/4418             | 30 dwellings                                     | Refused 1 May 2002          |
| O/2001/5276             | 48 dwellings (outline)                           | Withdrawn 29 November 2001  |
| O/2001/5362             | 50 dwellings (outline)                           | Refused 9 January 2002      |
| APP/0360/A/01/1076708   | Linked appeal against refusal of O/2001/4418     | Dismissed 1 May 2002        |
| APP/X0360/A/02/1081441  | Linked appeal against the refusal of O/2001/5362 |                             |
| 160162                  | 34 dwellings                                     | Refused 3 May 2016          |
| 172230                  | 25 dwellings (outline)                           | Refused 11 May 2018         |
| APP/X0360/W/18/3205487  | Appeal against refusal of 172230                 | Dismissed 19 November 2019  |

| Application No. | Description                                                                                                                                                                                                                                                                                                                                                                                               | Decision & Date                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 223592          | Full application for the erection of 5no. dwellings with double garages following removal / demolition of the existing outbuildings.                                                                                                                                                                                                                                                                      | Approved 09 June 2023                         |
| 233086          | Full application for the proposed erection of 8no. dwellings and erection of car canopies, following removal/demolition of the existing outbuildings.                                                                                                                                                                                                                                                     | Approved subject to s106<br>09 May 2025       |
| 251856          | Application to vary condition 2 of planning consent 233086 for the Full application for the proposed erection of 8 no. dwellings and erection of car canopies, following removal/demolition of the existing outbuildings. Condition 2 refers to Approved Details and the variation is for the replacement of the approved drawings with revisions that incorporate alterations to the proposed dwellings. | Approved subject To a s106<br>26 November '25 |

#### APPRAISAL

This Non Material Amendment (NMA) application proposes several amendments across the approved scheme (251856) which mainly relate to external detailing, window/door adjustments, and roof/feature simplification, rather than significant changes to the massing of the development. No floor area increase to the dwellings is proposed. This has been verified by overlaying the proposed Site Plan with the extant version approved under 251856 (refer to Fig. 1 below).



Fig. 1: Overlaid Site Plans for extant permission (251856) and proposed layout. (N.b. Orange coloured buildings denote earlier permission and not relevant to this assessment)

Hence, broadly speaking, the proposed amendments include:

### 1. Simplification of Architectural Detailing

- Chimneys removed from all plots.
- Cornices removed from side and rear elevations (sometimes retained at the front).
- Brick voussoirs and stone sills removed, replaced generally with brick soldier-course window heads and sills.
- Several front-elevation porch designs revised, typically replacing posts with gallow brackets.

### 2. Window and Door Rationalisation

- Several adjustments to window sizes, styles, and positions across all plots.
- Many WC windows changed from single to double or vice versa.
- Several ground-floor windows removed or added, depending on plot.
- Bi-fold doors introduced on multiple rear elevations, replacing sets of windows or doors.
- Some plots see revised glazing around front doors, including added or widened side lights.

### 3. Roof Amendments

- Velux rooflight positions repositioned across all plots.

- No new roof structures; changes are minor and positional.

#### 4. Front Elevation Treatments

- A few plots receive new scalloped barge boards or revised scalloped bay designs.
- Plot 06 removes its front bays entirely, replacing them with standard windows.

#### 5. Internal Layout Adjustments

- Some plots (e.g., Plot 04) indicate general floor plan rearrangements, though these are not architecturally prominent externally.

#### 6. Consistency Updates

- Street scene drawings (refer to Figs. 2 and 3<sup>1</sup> below for example provided on Plots 1 to 3) have been updated solely to reflect the elevation changes, building positions, roads, and landscaping unchanged.



Fig. 2: Extract of approved streetscene (251856)

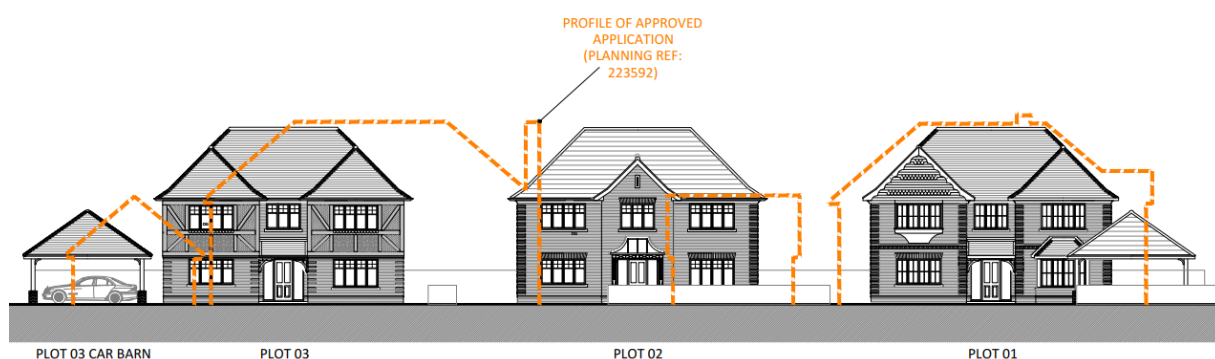


Fig. 3: Extract of approved streetscene (251856)

While substantial in number, the proposed various amendments to this scheme do not individually or cumulatively significantly impact on the quality of the proposed external appearance of this development and would not necessitate a change to the original description of development. The proposed amendments also raise no other significant

<sup>1</sup> n.b. Figs 2 and 3 somewhat erroneously include a profile of an earlier scheme (223592) for 5 units on this site. This is irrelevant to determination of this NMA application.

material considerations in respect of any potential additional impacts on neighbours, nor do they require amendments to the approved soft landscaping arrangements on site. The proposals would also not impact on the approved landscape wildlife corridor around the northern, eastern and western boundary of the site, as secured under the s106 on the original 8-unit permission (233086).

Hence, the proposal would not materially alter the approved scheme and can be considered as a non-material amendment to the extant planning permission.

**Is the proposed change non-material?**

|     |                                     |
|-----|-------------------------------------|
| Yes | <input checked="" type="checkbox"/> |
| No  | <input type="checkbox"/>            |

**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**

|                                    |                                       |
|------------------------------------|---------------------------------------|
| <b>Recommendation:</b>             | Approve – the change is non-material. |
| <b>Date:</b>                       | 09 February 2026                      |
| <b>Earliest date for decision:</b> |                                       |

|                                                           |                 |
|-----------------------------------------------------------|-----------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>BJC</i>      |
| <b>Date:</b>                                              | <b>09.02.26</b> |