

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                             |                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                  | 242655                                                            |
| <b>Site Address:</b>                                                                                                                                                                                        | Land West of Trowes Lane and North of Charlton Lane, Swallowfield |
| <b>Expiry Date:</b>                                                                                                                                                                                         | 6 December 2024                                                   |
| <b>Proposal:</b> Application for non-material amendment to planning consent 230422 to update the garage, store and carport Plan and Elevation drawings to ensure consistency with the approved Site Layout. |                                                                   |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                                                    | Decision & Date                                          |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 230422          | Full planning application for the proposed erection of 81 dwellings (including 40% affordable homes), open space, SuDS, landscaping, biodiversity enhancements, new vehicular access off Trowes Lane, pedestrian & cycle links, and associated infrastructure. | Refused:<br>12.01.2024.<br>Appeal allowed:<br>19.07.2024 |

### **APPRAISAL**

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

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

#### **Assessment:**

The full application ref: 230422 was allowed at appeal for the erection 81 houses, open spaces and access road. The application seeks to remedy a discrepancy with the approved plans numbers detailing the proposed garages. The amendment does not materially change the application, and the elevation of the proposed houses and garages will remain as approved. The amendment is therefore non-material.

#### **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. |
|------------------------|---------------------------------------|

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|-----------------------------------------------------------|-----------------|
|                                                           |                 |
| <b>Date:</b>                                              | 4 December 2024 |
| <b>Earliest date for decision:</b>                        |                 |
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>BJC</i>      |
| <b>Date:</b>                                              | <b>09.12.24</b> |