

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250793
Site Address:	Lancambria, Basingstoke Road, Swallowfield, Wokingham, RG7 1PY
Expiry Date:	29 April 2025
Proposal: Application for non-material amendment to planning consent 240807 to extend part of the single storey roof at the rear to create a covered area.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240807	Householder application for proposed garage conversion to create habitable accommodation, single storey front extension to create a porch ,single storey rear extension with changes to the fenestration	Approved: May 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
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In 2009, the Government introduced a formal procedure for agreeing changes to an existing planning permission, to provide flexibility to facilitate small changes to consented schemes, without needing to apply for further planning permission. There is no statutory definition of what constitutes a non-material amendment. The Planning Practice Guidance sets out that they would be 'a less than substantial change', and that whether something is non-material depends on the specific context of a scheme.

Application 240807 sought permission for, amongst other things, the erection of a single storey rear extension. This non-material amendment application seeks to alter the approved development by increasing the overhang of the roof, in order to create a covered area.

Assessment

The minor increase to the roof overhang is a minor alteration that would not have a significant impact on the approved scheme. As such, the proposed alteration is considered to be 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	
Recommendation:	Approve – the change is non-material.
Date:	2 April 2025
Earliest date for decision:	
Recommendation agreed by: (Authorised Officer)	
Date:	3 April 2025