

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251908
Site Address:	97 Fairwater Drive, Woodley, Wokingham, RG5 3JQ
Expiry Date:	9 September 2025
Proposal: Application for non-material amendment to planning consent 243153 for changes to fenestration and addition of 5 no. rooflights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
92 68	Layout of 32 acres of land for 209 houses in South Lake District of Woodley	Approve 7 th October 1968
13/69	Semi-detached house	Approve 20 th February 1969
43661	Two storey side extension	Approve 9 th December 1994
242009	Application for a certificate of lawfulness for the proposed part conversion of the existing detached garage and erection of a single storey extension to the garage to form a separate outbuilding with shower room and gym.	Approve 9 th September 2024
243153	Householder application for the proposed front porch and two storey rear extension with change in fenestration.	31 st January 2025

APPRAISAL

The application proposes an amendment to planning consent 243153 for changes to fenestration and addition of 5 no. rooflights.

The approved front porch extension will have 2 no. additional rooflights to provide natural light to the study and hall. The ground floor layout will be reconfigured, and the front window of the porch will be enlarged to serve an office that replaces a bathroom shown on approved plans for permission 243153.

The additional 3 no. rooflights to the main roof is not part of the previously approved scheme and is considered separate operational development as they are not within the proposed extension. The Planning Practice Guidance sets out whether something is non-material depends on the specific context of a scheme, and it is considered that a proposal would conflict if: *'introducing new element(s) which were not part of the original scheme'*.

Therefore, the proposed changes to consent 243153 cannot be determined via a non-material amendment application because the scheme is deemed as being a material change, and therefore this application is recommended for refusal.

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:	Refuse – the change is material because the proposed fenestration changes and the addition of five rooflights are not considered a non-material amendment to the originally approved scheme. These changes constitute a separate development operation that alters the description of planning permission 243153.
Date:	3 September 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	4 September 2025