

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243245
Site Address:	21 Mayfields, Sindlesham, Wokingham, RG41 5BY
Expiry Date:	10 February 2025
Proposal: Application for non-material amendment to planning consent 223159 to allow changes to fenestration and addition of pitched roof to front entrance porch. (part-retrospective)	

PLANNING HISTORY		
Application No.	Description	Decision & Date
081790	Proposed erection of two storey side extension to existing dwelling.	Refused 09/06/08
081055	Erection of two storey side/rear extension to dwelling.	Approved 19/08/08
092189	Application for a certificate of lawfulness for the erection of log cabin in garden to be used as study/office.	Approved 23/09/09
213809	Householder application for the conversion of existing garage and erection of first floor side extensions, part single, part two storey rear extension, and a front porch, with changes to fenestration.	Refused 16/03/22
221466	Householder application for the proposed erection of a two-storey side extension, part single part two storey rear extension, and a front porch, with changes to fenestration, following demolition of the chimney and garage.	Not proceeded with & Closed 06/06/22.
223159	Revised Householder application for the proposed erection of a two-storey side extension, part single part two storey rear extension, and a front porch, with changes to fenestration, following demolition of the chimney and garage	Approved 17/02/23
231147	Application for submission of details to comply with the following conditions of planning consent 223159 dated 17/03/2023. Condition 5 relates to ground and building levels and condition 6 to landscaping.	Approved 09/06/23

APPRAISAL	
Is the proposed change non-material?	
Yes	x
No	

Assessment: The alteration of the flat roof to pitched roof of the front entrance porch would be visible from the public realm, however the alteration would result in a small difference to the appearance as proposed under 223159. The proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal. The impact would be materially same as the approved plans.

The removal of the glazing bars to the windows to the front would be visible from a public viewpoint along Mayfields, with the windows to sides and rear not being visible from a public location. Whilst glazing bars windows within Mayfeilds is very common along the road and the subsequent appearance would be altered, such alteration is minor, the appearance would not be materially different and would not have a detrimental effect upon the street scene. Furthermore, the replacement of the existing windows of the property could be undertaken without the requirement for planning permission.

The inclusion of a landing window on the first-floor side elevation would overlook onto the garden of no.19. However, given the landing window would be a non-habitable room and as shown on plan MFW21:007 Rev C, the window would be obscured glazed to prevent overlooking. Therefore, such addition does not result in harmful impact upon neighbouring amenities.

In conclusion, these alterations would result in a small difference to the appearance of the dwelling as proposed under 223159 and the proposed changes is non-material and acceptable.

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:	10 February 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.02.2025