

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

<b>Application Number:</b>	252233
<b>Site Address:</b>	34 Trefoil Close, Wokingham, RG40 5YQ
<b>Expiry Date:</b>	16 October 2025
<b>Proposal:</b> Application for non-material amendment to planning consent 250201 to allow changes to roof height and fenestration.	

<b>PLANNING HISTORY</b>		
Application No.	Description	Decision & Date
250201	Householder application for the removal of the existing garage and conservatory, erection of two storey side extension plus single storey rear extension and changes to fenestration.	Approved 31/03/2025
101911	Proposed conversion of existing garage into additional living accommodation, plus single storey extension.	Approved 12/11/2010

<b>APPRAISAL</b>	
<b>Is the proposed change non-material?</b>	
Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
<p>The application seeks a non-material amendment to planning consent 250201 for the following:</p> <ul style="list-style-type: none"><li>- To enlarge the bifold doors at ground floor level in the rear elevation from 2.38m to 2.97m in width.</li><li>- To reduce the height of the ridge of the rear gable by approximately 0.8m.</li></ul> <p>Government guidance on ‘non-material amendments’ does not define what changes may be treated as ‘non-material’. Section 96A of the Town and Country Planning Act 1990 states that “<i>in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.</i>”</p> <p>A judgement on “materiality” is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.</p> <p>The cumulative effect of the proposed amendments have been assessed against application 250201. The proposed changes are inconsequential in terms of scale and magnitude in relation to the overall development. The changes do not fundamentally change the nature or scale of the proposal.</p>	

The proposed changes do not require consultation and would cause no material impact on neighbours or statutory bodies or result in loss of privacy or amenity to neighbours.

In the context of the original scheme and the above, the proposed changes are not considered 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.

<b>RECOMMENDATION</b>	
<b>Recommendation:</b>	Approve – the change is non-material.
<b>Date:</b>	9 October 2025
<b>Earliest date for decision:</b>	

<b>Recommendation agreed by: (Authorised Officer)</b>	
<b>Date:</b>	<b>9.10.25</b>