

Date: 21 October 2024
Application: 242475



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Ms Anne Wilder,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 242475

Site Address: 45 Hyde End Lane, Spencers Wood, Wokingham, RG7 1EP

Proposal: Non-material amendment for planning consent 231458 to allow changes to fenestration plus change of height to rear parapet wall (retrospective).

I refer to your application for a non-material amendment registered on 30 September 2024 under the above reference number. The proposal is for:

The proposed amendments would result in an increase in vertical massing across the dwelling's rear facade and involves alterations to fenestration that would be a material visual contrast to that originally permitted. The amendments would also provide vehicle access to the rear garden which was not a feature of the approved drawings. It would also appear that the original ground levels have been altered. The amendments therefore cannot be considered non-material amendments to the originally approved scheme.

Wokingham Borough Council does not accept the alterations referred to and shown in the plans above as non-material amendments and therefore requires a further planning permission due to the following reason:

As the change is considered to be material application 242475 is therefore refused.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth