

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 March 2026

Application Number: 260502

Location: 2 Manners Road, Woodley, Wokingham, RG5 3EA

Proposal: Application for non-material amendment to planning consent 252117 to allow changes to rear extension layout and roof lights.

Recommendation: Approve

Conditions and/or Reasons

1. The increase of the width of the rear kitchen extension, the insertion of three additional rooflights at ground floor level in the roof of the rear extension, an additional front entrance, the reduction in length of the side extension, and replacing the approved flat roof of the southern side of the rear extension with a mono-pitch roof form as shown on plans TQRQM2540155523543 and 'Floor Plans and Elevations Rev B' (dated 24/02/2026).

2. The side extension hereby approved shall be used as incidental accommodation to the enjoyment of the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason:

A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4 and Managing Development Delivery Local Plan policies CCO1, CCO7, TB07 and TB08.

Recommendation and conditions/reasons agreed:

A handwritten signature in black ink, appearing to be 'SF' or similar initials.

Date: 26.3.26

REMEMBER - The earliest date for a decision on this application is: