

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

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| <b>Application Number:</b>                                                                                                                                                  | 250937                               |
| <b>Site Address:</b>                                                                                                                                                        | 11 Soames Place, Wokingham, RG40 5AT |
| <b>Expiry Date:</b>                                                                                                                                                         | 14 May 2025                          |
| <b>Proposal:</b> Application for non-material amendment to planning consent 223618 to change from 2 no. front dormers to 1 no. dormer and make alterations to fenestration. |                                      |

| <b>PLANNING HISTORY</b> |                                                                                                                                                                                         |                            |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Application No.         | Description                                                                                                                                                                             | Decision & Date            |
| 223618                  | Householder application for the proposed insertion of 2 no. front dormers and rooflights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration. | Approved:<br>February 2023 |

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| <b>APPRAISAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |
| <b>Is the proposed change non-material?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |
| Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/>            |
| No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> |
| <p>In 2009 the Government introduced a formal procedure for agreeing changes to an existing planning permission to provide flexibility to facilitate small changes to consented schemes without needing to apply for further planning permission. There is no statutory definition of what constitutes a non-material amendment. The Planning Practice Guidance sets out that they would be 'a less than substantial change' and that whether something is non-material depends on the specific context of a scheme.</p> <p>Planning application 223618 obtained permission for the insertion of 2 no. front dormers and rooflights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration. This application proposes to alter the approved development by replacing the 2no. dormers for 1no. larger dormer and minor other alterations.</p> <p>The proposed change is considered material because the amendment, which has a considerably different appearance, would not reflect the approved description of development, which stipulated that there would be 2no. dormers. As a change of description would therefore be required, the proposed alterations cannot be considered non-material in this instance.</p> <p>The effect of the specified change is also one that would require a re-assessment of the proposed scheme on the grounds of impact on character, due to the vastly difference impression the proposed scheme exudes compared to that of the approved development. In this regard, the proposed change also constitutes a material alteration.</p> |                                     |

In addition to this, the dormer windows are in a different position to the originally approved dormers therefore could have a different effect on neighbour amenity in particular, overlooking/privacy thus meaning consultation would be appropriate. On this basis, this would also be 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.

**RECOMMENDATION**

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| <b>Recommendation:</b> | Refuse – the change is material because it would not reflect the approved description of development and would have a considerably different appearance. |
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| <b>Date:</b> | 23 April 2025 |
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| <b>Earliest date for decision:</b> |  |
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| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
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| <b>Date:</b> | 23 April 2025 |
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