

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 May 2026

Application Number: 261030

Location: Elmbridge, Oxford Road, Wokingham, RG41 2YJ

Proposal: Application for non-material amendment to planning consent 210090 to allow for changes to the rear extension's elevational materials, alterations to its roof form, demolition of an existing chimney stack and changes to fenestration.

Recommendation: Refused

Reasons

1. The amendments sought to the approved rear extension have already been implemented. The original consent permitted was therefore never lawfully implemented, meaning the works completed on site do not benefit from a planning permission that can be altered via this application type.
2. Due to substantial departure from the architectural form of the rear extension permitted by consent 210090, the proposed alterations to the extension are considered material alterations to its visual appearance.
3. The proposals include alterations to first floor rear fenestration, which are not relevant to the original description of development. They therefore cannot be considered amendments to the original planning consent.

A small, square image of a handwritten signature in dark ink, appearing to be 'SF'.

Recommendation and conditions/reasons agreed:

Date: 13.5.26

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