

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251084
Site Address:	Arborfield House, Church Lane, Arborfield, Wokingham, RG2 9JB
Expiry Date:	4 June 2025
Proposal: Application for non-material amendment to planning consent 231813 to allow for an additional 2 no. air source heat pump.	

PLANNING HISTORY

Application No.	Description	Decision & Date
231813	Householder application for the proposed two-storey rear extension, single-storey rear/side extension with no. 1 rooflight and no. 1 ridge rooflight following demolition of single-storey side and rear extensions and outbuildings, plus the erection of a single-storey, detached outbuilding with rooflight following demolition of existing garage, single-storey, detached carport, detached bin and bike stores and changes to fenestration.	Approved, 23/09/2023

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

This application seeks non-material amendments to planning consent 231813 for the addition of 2 no. air source heat pumps.

The original description of development approved under planning application 231813 is as follows:

“Householder application for the proposed two-storey rear extension, single-storey rear/side extension with no. 1 rooflight and no. 1 ridge rooflight following demolition of single-storey side and rear extensions and outbuildings, plus the erection of a single-storey, detached outbuilding with rooflight following demolition of existing garage, single-storey, detached carport, detached bin and bike stores and changes to fenestration.”

The proposed air source heat pumps extend beyond the scope of the original permission, as they were not included in the approved plans or described in the original development proposal. Their introduction constitutes a material change, as such equipment can affect the appearance of the site and potentially impact

residential amenity through noise or visual intrusion. These elements therefore cannot be considered under a non-material amendment application, as defined under Section 96A of the Town and Country Planning Act 1990 (as amended). The fall outside of the operative part of the original planning permission.

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

Recommendation:	Refuse – the change is material.
Date:	23 May 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.06.2025