

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261807
Site Address:	162 Reading Road, Wokingham, RG41 1LH
Expiry Date:	31 August 2026
Proposal: Application for non-material amendment to planning consent 260581 to provide additional internal space within the approved single-storey extension by increasing the width of the playroom and store by 1 metre. To change the roof design from a lean-to roof to a pitched roof and the addition of a high-level window between the kitchen and dining area.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
223463	Householder application for the proposed part two storey, part first floor side extension with front and rear dormer windows, single storey front extension following demolition of existing porch, and garage conversion to habitable accommodation.	Approved 01/02/2023
260581	Householder application for the proposed garage conversion with rear extension, first floor extension over the existing garage and rear extension, a double storey entrance porch, a single storey extension to the left side of the existing property and facade alterations and new roof.	Approved 10/07/2026

APPRAISAL	
Is the proposed change non-material?	
Yes	☐
No	☒
Assessment: This application seeks permission to amend the approved scheme (ref: 260581), by virtue of increasing the width of the single storey side extension and altering the roof form from a pitched roof to a dual-pitched roof. Additionally, a new high-level window is proposed at ground floor level on the western elevation. There is no set definition for a non-material amendment, but it is a minor change. For this application, the size of the single storey side extension is being increased, and the roof form is being altered. There is a general set of points for which an application for a non-material amendment is assessed against, and it is considered that the proposal would conflict with some of these points:	

- Significantly altering the external appearance of the permitted proposal.
- Amending the description of the development or introducing new element(s) which were not part of the original scheme.
- Adding a window that may cause overlooking.

The proposed alteration to the side extension would materially alter the appearance of the proposal as it would increase the width of the extension by 1.1 metres. Additionally, the roof form would be amended from a pitched roof to a dual pitched roof, and this would see the maximum height of this section of the roof being increased from 4.8 metres to 5.9 metres. The alteration would result in a bulkier extension that would only be sited 0.4 metres from the boundary. This amendment would also warrant reassessment in terms of its potential impact on neighbouring amenity. Therefore, although the proposal would not warrant a revised description of development, this element of the proposal is not considered a non-material change.

The proposed new high-level window is at ground floor level and as such does not introduce any overlooking concerns. As such, this element of the proposal is deemed as being non-material.

For the reasons stated above, it is deemed that the proposed alterations would be material changes, and therefore the application is recommended for refusal.

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 because it would result in a volumetric increase and a significant change to the roof form of the single storey side extension.
Date:	19 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19/08/26