

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 August 2026

Application Number: 261807

Location: 162 Reading Road, Wokingham, RG41 1LH

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.

Recommendation: Refused

Reasons

1. The proposed change is material as it would alter the external appearance of the permitted proposal by virtue of increasing the volume of built form. It would introduce a bulkier extension within 1 metre of a side boundary and could introduce overbearing or loss of light concerns that would need to be assessed.

Informatives

1. The proposed extension to the single storey side extension and new high-level window as shown on plans (10/P-02 RevF), (10/P-20 RevD), (12/P-21 RevD), (12/P-22 RevD), (12/P-23 RevD), (12/P-24 RevD), received by the local planning authority on 01/08/2026.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 19/08/26

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