

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250354
Site Address:	27 Charwood Road, Wokingham, RG40 1RY
Expiry Date:	14 March 2025
Proposal: Application for non-material amendment to planning consent 242054 for a reduction in floor area and addition of a parapet wall to the single storey rear extension, changes to fenestration, and alteration of the external materials to the first floor front elevation.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242054	Householder application for the proposed erection of a single-storey rear extension and a part single part two-storey side extension.	Approved 25/09/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks a non-material amendment to planning consent 242054 for the following:

- To reduce the western side of the single-storey rear extension by approximately 0.1m and the eastern side by approximately 0.55m.
- To incorporate a parapet wall on the single-storey rear extension which would not alter the overall height.
- To alter the materials on the front elevation of the side extension at first-floor level from cladding to brick to match existing.

Government guidance on 'non-material amendments' does not define what changes may be treated as 'non-material'. Section 96A of the Town and Country Planning Act 1990 states that "*in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.*"

A judgement on "materiality" is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.

The cumulative effect of the proposed amendments have been assessed against application 242054. The proposed changes are inconsequential in terms of their scale and magnitude in relation to the overall development. The changes do not fundamentally change the nature or scale of the proposal.

The proposed changes do not require consultation and would cause no material impact on neighbours or statutory bodies or result in loss of privacy or amenity to neighbours.

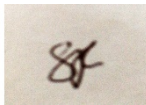
In the context of the original scheme and the above, the proposed changes are not considered material.

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

Recommendation:	Approve – the change is non-material.
Date:	7 March 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	11.3.25