

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242413
Site Address:	Woodclyffe Lodge, Wargrave Road, Wargrave, Wokingham, RG10 8PJ
Expiry Date:	21 October 2024
Proposal: Application for non-material amendment to planning consent 223089 to reduce the scale of the proposed loft conversion, including installation of 1 no. rear dormer plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240367	Application for non-material amendment to planning consent 223089 to change a pitched glass roof to a standard pitched slate roof with rooflights, and to change a glazed sliding door to a rendered wall.	Approved – 04/03/2024
223089	Householder application for the proposed re-build and conversion of the existing detached garage to create habitable accommodation and infill extension to connect dwelling to proposed converted outbuilding. Single storey rear extension with pitched glass roof following demolition of the existing conservatory. Conversion of the loft to create habitable accommodation, to include 3no. dormers, 1no. rooflight to the main roof.	Conditionally Approved – 11/01/2023

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning consent was granted for the re-build and conversion of the existing detached garage, an infill extension, a loft conversion facilitated by 3no. dormers and 1no. rooflight and a single storey rear extension following demolition of the existing conservatory. This non-material amendment application proposes altering the form of the approved loft conversion including reducing its overall size and introducing 1no. smaller box dormer extension with associated fenestration changes. This application follows a previous non-material amendment application which proposed an alteration of the approved roof form of the single storey rear extension and other fenestration changes.

While the proposed amendment would result in a visually different development, it would remain a loft conversion facilitated by the part enlargement of the roof plane at

the rear as approved under the original scheme. The amendment would result in the marginal decrease in volume of proposed built form and would not increase the dimensions of the approved scheme.

It is acknowledged that the approved scheme comprised 3no. small protruding dormers, however the overall scheme comprised a large dormer extension to the rear roof plane protruding between the two gable bookends. Therefore, the proposed introduction of a smaller protrusion, together with the marginal reduction in size, would not result in a material change to the approved scheme.

Moreover, the proposed timber cladding would be in keeping with the other timber elements introduced as part of the approved scheme while the proposed fenestration changes would remain proportionate in size to the existing and would not result in a different outlook. It is also acknowledged that the proposed amendment would not have an appreciable impact on local character due to the position of the proposal at the rear of the property.

Therefore, the proposal would not materially change the approved scheme or introduce any additional impact upon the street scene, local character or neighbour amenity.

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:	16 October 2024
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	17/10/24