

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261226
Site Address:	Toll Gate Cottage, Henley Bridge, Henley On Thames, Wokingham, RG9 2LW
Expiry Date:	16 June 2026
Proposal: Application for non-material amendment to planning consent 222975 to allow the amendment of the size and location of roof lights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
260941	Application for non-material amendment to planning consent 222975 to amend the quantity, size and position of rooflights.	Refused, 15/05/2026
260744	Application for non-material amendment to planning consent 222975 to amend the quantity, size and location of the roof lights on the pitched roof on the eastern elevation.	Refused, 16/04/2026
260522	Application for non-material amendment to planning consent 222975 to allow the amendment of the size and location of eastern elevation roof lights.	Approved, 12/02/2026
260138	Application for non-material amendment to planning consent 222975 to allow the amendment of the roof finish.	Approved, 12/02/2026
222975	Householder application for the proposed single storey front infill to include garage, raised veranda to front/rear including steps, single storey rear conservatory, installation of 7 No. rooflights and 4No. solar panels with changes to fenestration following the demolition of rear extension and store/sheds.	Approved 28 November 2022
012369	Single storey rear extension to dwelling to form conservatory.	Approve 07 February 2002
19330	Extension to existing garage.	Approve 6 May 1983
18657	Erection of a study area.	Approve 13 January 1983
127/64	Detached dwellinghouse and garage (revised plan). – this is the original dwelling	Approved, 14 August 1964

APPRAISAL

Is the proposed change non-material?

Yes	☒
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No	☐
This application seeks a non-material amendment to planning permission 222975 through changes to the number, size and positioning of rooflights. The rooflight arrangement was previously amended under approved non-material amendment application 260522, and the current application seeks to make further revisions to that approved scheme. This application follows a recently refused non-material amendment application (260941), which proposed a broadly similar rooflight arrangement. That application was refused because it sought to increase the number of rooflights from seven to eight, which conflicted with the approved scheme that incorporated a total of seven rooflights. The current proposal addresses this issue by removing the rooflight above the garage, thereby retaining the original total of seven rooflights as approved. Whilst the proposals would result in reductions in the size of several rooflights and minor alterations to their positioning within the roof slopes, in the context of the approved development these amendments are considered to be minor in nature and would not materially alter the scope, scale or overall appearance of the scheme when viewed as a whole, nor would they result in any material change in terms of visual amenity or the character of the area. As such, the proposed changes are considered to constitute non-material amendments to the approved development. 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:	5 June 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.06.2026

