

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261300
Site Address:	14 Russley Green, Wokingham, RG40 3HT
Expiry Date:	26 June 2026
Proposal: Application for non-material amendment to planning consent 251376 to allow revisions to the drawings to omit the two-storey rear extension.	

PLANNING HISTORY

Application No.	Description	Decision & Date
251376	Householder application for the proposed first floor side extension over existing garage/car port, conversion of carport, rear in-fill extension and new porch plus changes to fenestration.	Approved 08/12/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 251376), by virtue of reducing the depth of the rear extension by 1.5 metres, and this would result in the rear extension being flush with the rear building line.

There is no set definition for a non-material amendment, but it is a minor change. For this application, the depth of the rear extension is being reduced by 1.5 metres to bring the extension in line with the rear building line.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that the proposal would conflict with any of these points such as:

‘Amending the description of development or introducing new element(s) which were not part of the original scheme’

‘Significantly altering the external appearance of the permitted proposal’

‘Adding a window that may cause overlooking’

The proposed alteration would not require a change in description of the new development. The reduction in size would not significantly alter the external appearance of the permitted proposal, it merely reduces some of the bulk and massing that was originally approved. In terms of overlooking, the outlook from the Juliet balcony

on the rear elevation would still be down the length of the rear garden of the application site. Therefore, it is not considered that the new position of the Juliet balcony would introduce any additional overlooking compared to a regular window, or the previously approved position of the balcony.

For these reasons, the proposal does not demonstrate that it would differ materially from what has been approved and the changes are deemed as being non-material. Accordingly, the application is recommended for approval.

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:	23 June 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	23/06/26