

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260844
Site Address:	17 Milton Road, Wokingham, Wokingham, RG40 1DE
Expiry Date:	20 May 2026
Proposal: Application for non-material amendment to planning consent 241420 to allow 3 no. additional roof lights to the rear/return part of the extension.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241420	Householder application for proposed single storey side and rear extension, plus loft conversion to create habitable accommodation and changes to fenestration.	Approve 31st July 2024
211213	Householder application for the proposed erection of a single storey side/rear extension and the proposed conversion of existing roof space into habitable accommodation, the insertion of 6 no. rooflights, plus change to fenestration.	Approve 1st July 2021
201144	Full application for the proposed reinstatement of the property to one 2 no. bedroom dwelling from two 1 no. bedroom flats.	Approve 7th July 2020

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

The application seeks approval to add no. 3 roof lights to the single storey rear extension serving a family room. The addition of no. 3 roof lights would not have a negative impact upon neighbouring amenities. The changes would not be viewable from the public realm and the alteration would result in a small difference to the appearance of the single storey rear extension as proposed under 241420.

The proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal. The impact would be materially same as the approved plans.

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:	18 May 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	18/05/26