

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250193
Site Address:	35 Crockhamwell Road, Woodley, Wokingham, RG5 3LE
Expiry Date:	27 February 2025
Proposal: Application for non-material amendment to planning consent 241456 to add 2 no. lantern rooflights to the rear extension, plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241456	Householder application for proposed single storey rear extension, single storey front porch infill. Followed by rendering all walls of existing property and changes to fenestration.	Approve 23 rd July 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

The application seeks approval to add no. 2 roof lanterns to the single storey rear extension and remove no. 1 small window on the ground floor south facing side elevation.

The removal of the ground floor side window and the addition of no. 2 roof lanterns to the ground floor rear extension 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 rear and side elevation as proposed under 241456.

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:	26 February 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	27/02/25