

Date: 11 March 2026
Application: 260380



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr David Holtham,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 260380

Site Address: 12 Benning Way, Wokingham, RG40 1XX

Proposal: Application for non-material amendment to planning consent 241226 to allow infilling of the front elevation recess, reduction in depth of the approved rear extension, revisions to rear and side fenestration, retention of the existing stair window, and installation of a wall- mounted air conditioning unit.

I refer to your application for a non-material amendment registered on 14 February 2026 under the above reference number. The proposal is for:

The infilling of the front elevation recess, reduction in depth of the approved rear extension, revisions to rear and side fenestration, retention of the existing stair window, and installation of a wall- mounted air conditioning unit as shown on plans 2309-P104, 2309-P110, 2309-P111, 2309-P112, 2309-P113 & 2309-P114.

Reason: The inclusion of the wall- mounted air conditioning unit on the side elevation facing no.14 would result in a material change given its noise and potential impact upon neighbouring properties and thus would require a new planning application.

Wokingham Borough Council does not accept the alterations referred to and shown in the plans above as non-material amendments and therefore requires a further planning permission due to the following reason:

As the change is considered to be material application 260380 is therefore refused.

Yours sincerely,

Justin Turvey

Head of Development Management - Place & Growth