

Date: 14 May 2026
Application: 261030



**WOKINGHAM
BOROUGH COUNCIL**

Mr Hayden Cooper
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Dear Mr Hayden Cooper,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 261030

Site Address: Elmbridge, Oxford Road, Wokingham, RG41 2YJ

Proposal: Application for non-material amendment to planning consent 210090 to allow for changes to the rear extension's elevational materials, alterations to its roof form, demolition of an existing chimney stack and changes to fenestration.

I refer to your application for a non-material amendment registered on 27 April 2026 under the above reference number. The proposal is for:

The amendments sought to the approved rear extension have already been implemented. The original consent permitted was therefore never lawfully implemented, meaning the works completed on site do not benefit from a planning permission that can be altered via this application type.

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:

Due to substantial departure from the architectural form of the rear extension permitted by consent 210090, the proposed alterations to the extension are considered material alterations to its visual appearance.

As the change is considered to be material application 261030 is therefore refused.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Justin Turvey', on a light green rectangular background.

Justin Turvey
Head of Development Management - Place & Growth

