

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242233
Site Address:	41 Duncan Road, Woodley, Wokingham, RG5 4HS
Expiry Date:	30 September 2024
Proposal: Application for non-material amendment to planning consent 231596 to allow changes to dimensions of the proposed rear extension plus associated changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
231596	Householder application for the proposed erection of a single storey rear extension with two roof lights and open porch to front elevation.	Approved 24/08/2023

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

The proposed changes to permission 231596 are as follows:

- Reduction in depth of rear extension from 4.1 metres to 3 metres.
- Relocation of approved 2no. rooflights
- Extension of approved roof form across ground floor rear elevation.

The reduction in the depth of the approved rear extension would be an improvement on the amenities of the adjacent neighbours and, in isolation from the other amendments addressed below, is considered to be a non-material amendment.

On the other hand, the extension of the roof form would increase the ridge height of the existing rear extension by approx. 0.15 metres to match the approved rear extension. This would result in an increase in vertical massing across the dwelling's rear façade and involves alterations to a roof form (including the relocation of the rooflights) that were not an operative part of the original permission.

Overall, the changes proposed are not considered to be non-material amendments to the originally approved scheme.

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:	Refuse – the change is material.
Date:	16 September 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.09.2024