

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241885
Site Address:	Woodlands, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ
Expiry Date:	27 August 2024
Proposal: Application for non-material amendment to planning consent 240329 to allow changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240329	Householder application for proposed part single part two storey infill extension. Garage conversion to create habitable accommodation plus 2 no. dormers to side elevation, part single part two storey rear extension along with changes to the fenestration following demolition to the existing front porch and the rear conservatory.	Approved: April 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
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This application seeks a non-material amendment to planning consent 240329 for changes to fenestration at the front and rear elevations of the application property.

Assessment

The proposed alterations are minor changes and would not have any discernible impact on the character of the area, nor to any neighbouring amenities. The proposal would not materially impact the nature of the approved development and is therefore considered non-material.

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.
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Date:	6 August 2024
Earliest date for decision:	
Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	7 August 2024