

Date: 19 August 2026
Application: 261807



**WOKINGHAM
BOROUGH COUNCIL**

Mrs Vaishali Kothari

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Development Management &
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Dear Mrs Vaishali Kothari,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 261807

Site Address: 162 Reading Road, Wokingham, RG41 1LH

Proposal: Application for non-material amendment to planning consent 260581 to provide additional internal space within the approved single-storey extension by increasing the width of the playroom and store by 1 metre. To change the roof design from a lean-to roof to a pitched roof and the addition of a high-level window between the kitchen and dining area.

I refer to your application for a non-material amendment registered on 3 August 2026 under the above reference number. The proposal is for:

The proposed change is material as it would alter the external appearance of the permitted proposal by virtue of increasing the volume of built form. It would introduce a bulkier extension within 1 metre of a side boundary and could introduce overbearing or loss of light concerns that would need to be assessed.

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 261807 is therefore refused.

Yours sincerely,

Justin Turvey
Head of Development Management - Place & Growth