

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 October 2024

Application Number: 242475

Location: 45 Hyde End Lane, Spencers Wood, Wokingham, RG7 1EP

Proposal: Non-material amendment for planning consent 231458 to allow changes to fenestration plus change of height to rear parapet wall (retrospective).

Recommendation: Refused

Reasons

1. The proposed amendments would result in an increase in vertical massing across the dwelling's rear facade and involves alterations to fenestration that would be a material visual contrast to that originally permitted. The amendments would also provide vehicle access to the rear garden which was not a feature of the approved drawings. It would also appear that the original ground levels have been altered. The amendments therefore cannot be considered non-material amendments to the originally approved scheme.

Recommendation and conditions/reasons agreed: *MC*

Date: 21.10.2024

REMEMBER - The earliest date for a decision on this application is: **23 October 2024**