

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242473
Site Address:	50 Rochester Avenue, Woodley, Wokingham, RG5 4NA
Expiry Date:	29 October 2024
Proposal: Application for non-material amendment to planning consent 240606 to alter the external appearance of the front and side extensions and reposition and reduce the width of the front porch.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240606	Householder application for proposed single storey front extension to create porch, part single storey part two storey rear/side extension along with changes to fenestration.	Conditionally Approved – 25/04/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning consent was granted for the erection of a single storey front porch extension and a part single storey, part two storey rear/side extension with fenestration changes. This non-material amendment application proposes changes to the rendering of the front and side elevations and the reduction in width, and slight reposition, of the approved single storey front extension.

The proposed changes to the approved front porch extension, comprising the set in of the approved front porch extension from the flank wall by approximately 0.18m, and the proposed reduction in width by approximately 0.12m, are de minimis and would not materially change the approved scheme or introduce any additional impact upon the street scene or neighbour amenity.

The proposed rendering changes, comprising the raised height of the brick plinth on the front and side elevations, is a minor change to the approved external materials and would not affect the overall appearance of the approved scheme. Therefore, the proposal would not materially change the approved scheme or have a detrimental effect upon visual amenity or neighbouring amenity.

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.
Date:	18 October 2024
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	18/10/24