

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242747
Site Address:	40 Chatsworth Avenue, Winnersh, Wokingham, RG41 5EU
Expiry Date:	24 December 2024
Proposal: Non-material amendment for planning consent 241030 to allow amendments to the eaves and alterations to the skylights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240714	Pre-application advice for the proposed erection of a single storey side and rear extension following part demolition of the existing single storey side extension, plus conversion of the garage to habitable accommodation	Replied 11/04/24
241030	Householder application for the proposed erection of a single storey side/rear extension following demolition of the existing single storey side extension, garage conversion to create habitable accommodation along with changes to fenestration.	Approved 17/06/24

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment: The application seeks approval to alter the spacing of the skylights and eaves of rear extension.

The spacing of skylights on the extension flat roof is proposed to shift to suit the spacing of timber roof joist. There is no change of height.

The eave of the extension is proposed to change from flush to projecting approx. 450mm from the external wall. The projection will not change the overall height and only a minor projection horizontally. Such alteration would not have any negative impacts upon neighbouring amenities and the minor projection is within the premises boundary.

The changes would not be viewable from the public realm, the alteration would result in a small difference to the appearance as proposed under 241030. The proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal. The impact would be materially same as the approved plans.

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:	17 December 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	17.12.2024