

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261687
Site Address:	Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ
Expiry Date:	14 August 2026
Proposal: Application for non-material amendment to planning consent 251129 to allow revisions to the drawings for the proposed parking plan.	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
251129	Application to vary condition 2, 3, 4, 5 and 6 of consent 200951 for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. Condition 2 refers to approved details, 3 to materials, 4 to drainage details, 5 to highway construction details, 6 to electric vehicle charging. Variation is to allow changes to car parking and garages, change of wording of condition 3, 4, 5, 6 to allow changes caused by the alterations to the proposed layout (part retrospective)	Approved 05/11/25
250974	Application to modify a Section 106 Planning Obligation to modify the requirements for the on-site affordable housing in the Section 106 Agreement dated 19.06.2017 relating to planning consent 161529 approved on 02.07.2018 (as allowed by appeal APP/X0360/W/17/3167142) and planning consent 200951 dated 16.12.2020.	Approved 21/07/26

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐
This application seeks an NMA to condition 2 (Approved Plans) to permission ref: 251129 to substitute the approved Parking Plan (Ref: 25-J4742-01-003 - Parking Plan) with the revised Parking Plan (Ref: ITMB17442-GA-024).	
Original application 251129 was a variation of a reserved matters approval for 13	

units.

The proposed amendment is limited solely to the allocation of parking spaces serving units 9 - 13. Under the approved scheme, these units were designated as affordable housing and were provided with one allocated parking space per dwelling together with a number of unallocated spaces to be managed by the Registered Provider in accordance with its requirements.

However, since the grant of permission, a Deed of Variation to the S106 Agreement has been completed (Ref: 250974) removing the on-site affordable housing obligation associated with units 9 - 13. Consequently, the parking allocation has been amended to reflect the units' market housing status, with each dwelling now benefiting from the allocation of two dedicated parking spaces.

Upon consultation with WBC Highways, no objection was raised as the proposal does not seek to reduce the overall level of parking, access or layout. This NMA application purely seeks a re-allocation of the approved parking spaces in light of the updated housing tenure.

The proposed parking allocation requires a minimum of five unallocated parking spaces. Drawing No. ITMB17442-GA-024 has indicated six unallocated parking to be provided in form of visitor parking spaces, which is acceptable.

Accordingly, the change is considered to be non-material and condition 2 (approved plans) will be updated accordingly to reflect the new Parking Plan.

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:	6 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07.08.26