

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261652
Site Address:	94 Reading Road, Finchampstead, Wokingham, RG40 4RB
Expiry Date:	11 August 2026
Proposal: Application for non-material amendment to planning consent 252380 to allow revisions to the drawings for the proposed waiting area, pedestrian walkway, gates, parking spaces.	

PLANNING HISTORY

Application No.	Description	Decision & Date
261117	Submission of details to comply with the mandatory BNG condition of planning consent 252380 dated 11/12/2025. The Biodiversity Gain Plan Condition.	Approved, 08/06/2026
252380	Full application for the proposed erection of a storage outbuilding, repositioning of the main entrance gate, demolition of a side extension of the existing main building, erection of a barrier and changes to site layout plus additional car parking spaces.	Approved, 10/12/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

This application seeks non-material amendments to planning permission 252380 and includes the following changes:

- *The HGV waiting area and pedestrian walkway from the LHS parking have been repositioned slightly.*

These amendments are limited in extent and do not alter the overall layout, scale or operation of the approved development. As such, they are considered to be minor, non-material changes within the context of the broader approval

- *The proposed sliding entrance gates have been replaced with outward-opening gates, and the customer and staff parking layout has been reconfigured, including the provision of one additional customer parking space.*

The proposed amendments would not result in an overall reduction in parking provision. The development would continue to provide 12 staff parking spaces, together with one additional customer parking space, increasing the total number of

customer spaces to six. It is noted that the tandem parking arrangement would be retained. This is already addressed through the approved Parking Management Plan condition, which remains applicable and has yet to be discharged. Overall, the proposed amendments are considered to be minor, non-material changes within the context of the broader approval.

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:	11 August 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.08.2026