

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                           |                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                | 242857                                           |
| <b>Site Address:</b>                                                                                                                                                      | 24 Rothwell Gardens, Woodley, Wokingham, RG5 4TJ |
| <b>Expiry Date:</b>                                                                                                                                                       | 11 December 2024                                 |
| <b>Proposal:</b> Application for non-material amendment to planning consent 231828 to allow amendment to external materials plus changes to fenestration. (retrospective) |                                                  |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                                                                                                               | Decision & Date        |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 231828          | Householder application for the proposed erection of a single storey front extension with a canopy roof and a first floor side and two storey rear extension with 1 no. Juliet balcony following demolition of the existing rear conservatory, the existing garage and side/rear extension, plus changes to fenestration. | Approved<br>19/10/2023 |

### **APPRAISAL**

#### **Is the proposed change non-material?**

|     |                                     |
|-----|-------------------------------------|
| Yes | <input checked="" type="checkbox"/> |
| No  | <input type="checkbox"/>            |

#### **Amendments to external materials:**

Application 231828 permitted a white rendered ground floor, with black horizontal cladding at first floor. This application proposes to replace the ground floor render with standard red bricks, with the first floor consisting of predominantly white render.

The material changes proposed would have a negligible impact on the character of the area, which is characterised by a wide variety of material choices. The amendments also do not represent a conflict with condition 3 of consent 231828 (materials) as the condition's wording allows minor variations to be agreed in writing with the Council after the date of the original permission.

Overall, the external material changes are not considered material alterations to the originally approved scheme.

#### **Fenestration amendments:**

The fenestration amendments consist of replacing a large, elongated obscured window with a smaller, modest window style that is in-keeping with the host dwelling.

The window proposed would remain obscured and would negligibly impact the form

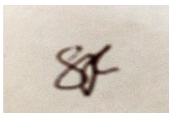
of the host dwelling and the character of the area. Overall, it is considered a non-material amendment to the originally approved scheme.

**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**

|                                    |                                       |
|------------------------------------|---------------------------------------|
| <b>Recommendation:</b>             | Approve – the change is non-material. |
| <b>Date:</b>                       | 4 December 2024                       |
| <b>Earliest date for decision:</b> | N/A                                   |

|                                                           |                                                                                    |
|-----------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>4.12.24</b>                                                                     |