

Date: 10 February 2025
Application: 243245



WOKINGHAM
BOROUGH COUNCIL

Mr Sunil Mehan
Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Sunil Mehan,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 243245

Site Address: 21 Mayfields, Sindlesham, Wokingham, RG41 5BY

Proposal: Application for non-material amendment to planning consent 223159 to allow changes to fenestration and addition of pitched roof to front entrance porch. (part-retrospective)

I refer to your application for a non-material amendment registered on 13 January 2025 under the above reference number. The proposal is for:

The changes to fenestration and addition of pitched roof to front entrance porch as shown on plan MFS21:001, MFS21:004 Rev B, MFS21:005 Rev B, MFS21:007 & MFS21:007 Rev C.

Reason: The alteration of the flat roof to pitched roof of the front entrance porch would be visible from the public realm, however the alteration would result in a small difference to the appearance as proposed under 223159. 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 removal of the glazing bars to the windows to the front would be visible from a public viewpoint along Mayfields, with the windows to sides and rear not being visible from a public location. Whilst glazing bars windows within Mayfields is very common along the road and the subsequent appearance would be altered, such alteration is minor, the appearance would not be materially different and would not have a detrimental effect upon the street scene. Furthermore, the replacement of the existing windows of the property could be undertaken without the requirement for planning permission.

The inclusion of a landing window on the first-floor side elevation would overlook onto the garden of no.19. However, given the landing window would be a non-habitable room and as shown on plan MFW21:007 Rev C, the window would be

obscured glazed to prevent overlooking. Therefore, such addition does not result in harmful impact upon neighbouring amenities.

In conclusion, these alterations would result in a small difference to the appearance of the dwelling as proposed under 223159 and the proposed changes is non-material and acceptable.

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any additional approvals which may be required under other legislations including building control.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth