

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260710
Site Address:	Parcel RE (Arborfield Green District Centre), Arborfield, Reading, RG2 9NW
Expiry Date:	30 April 2026
Proposal: Application for non-material amendment to planning consent 230872 dated 17 October 2023 to allow amendments to approved plans secured under Condition 2 to reflect internal layout changes to approved dwellings, including the reclassification of study rooms as bedrooms.	

PLANNING HISTORY

Application No.	Description	Decision & Date
O/2014/2280	Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space(including children's play areas); and sustainable urban drainage systems. PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	Approved 09/01/2017
230872	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high	Approved 17/10/2023

	street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage.	
242822	Application for non-material amendment to Reserved Matters approval repositioning, 230872 for substations road and footway realignment, alterations to parking spaces plus amendments to the proposed cycle storage.	Approved 22/11/2024
252225	Application for non-material amendment to planning consent 230872 to allow revisions to the drawings for the proposed parking spaces, window heights and layout adjustments.	Approved 30/10/2025
260099	Application for non-material amendment to planning consent 230872 for updates to the alignment and location of some dwellings fronting the spine road and the re-orientation of Plots 190 and 191; updates to materials and elevational details for some dwellings, and updates to the internal layouts of some dwellings.	Approved 09/02/2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The NPPG states there is no statutory definition of what constitutes 'non-material' as each case are taken on their own merits, dependent on-site specific context at the time of submission. The LPA must be satisfied that the amendment sought is 'non-material' to grant approval under section 96A of the Town and Country Planning Act (TCPA) 1990.

This current NMA seeks the following revisions to the approved drawings:

- Amendments to the internal layout of house types Brilbury and Trelton to convert the study rooms into bedrooms.

Assessment

Revised drawings (Drawing no. Site Layout P25-1107-DE-01-L-05 and P25-1107-DE NDSS Compliance Trelton and Brilbury) including a Revised Housing Type design pack (House Type Pack Ref P25-1107-DE-02L) have been submitted as part of the application which indicate both house types comply with Nationally Described Space Standards (NDSS). The proposed fourth bedroom (comprising a single bedroom) will have a floor area of at least 7.5m² and will be at least 2.5m wide in compliance with NDSS requirements. The amendments are limited to the internal layout only and will not alter the building footprints or the external appearance of both house types.

Parking

The application submission includes a Parking Review (ref: TH/HC/ITL210433-002A TN Parking Review). The amendment to convert the study room into a bedroom does not affect the number of habitable rooms for both house types and therefore does not impact upon the existing parking provision requirement.

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:	27 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27/04/2026