

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261325
Site Address:	65 Eastcourt Avenue, Earley, Wokingham, RG6 1HH
Expiry Date:	17 July 2026
Proposal: Application for non-material amendment to planning consent 252886 for changes to fenestration including the addition of 2 no. rooflights and enlarging 2 no. rear first floor windows on the side extension.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
252886	Householder application for the proposed erection of a two-storey side extension with a single-storey rear extension and an enclosed front porch, together with alterations to the front garden, following demolition of the existing garage.	Approved: April 2026

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
In 2009, the Government introduced a formal procedure to allow amendments to existing planning permissions, providing flexibility for small changes to approved schemes without requiring a new planning application. Although there is no statutory definition of a <i>non-material amendment</i>, the Planning Practice Guidance describes it as a “less than substantial change”, with the assessment dependent on the specific context of the development. Planning permission 252886 approved the erection of a two-storey side extension with a single-storey rear extension and an enclosed front porch, together with alterations to the front garden, following demolition of the existing garage. This application seeks a non-material amendment to alter the approved fenestration, comprising the following changes: 1. Increasing the width of the first-floor rear windows approved through the original consent. 2. Include two rooflights on the rear roof slope of the two-storey side extension. Assessment The proposed alterations to the fenestration are minor in nature and would not materially alter the appearance or impacts of the approved scheme. Accordingly, the	

changes are considered to constitute a non-material amendment to the original planning permission.

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:	1 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1 July 2026