

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242451
Site Address:	East Court, Jubilee Road, Wokingham, RG40 3SD
Expiry Date:	25 November 2024
Proposal: Application for non-material amendment to planning consent 240202 to allow change to a first-floor window, plus internal alterations.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240202	Householder application for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration.	Approved: March 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
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East Court is a residential dwelling in the village of Finchampstead. The property is a grade II listed building.

This application seeks to make a non-material amendment to planning consent 240202, entailing the modification of a first-floor window on the northwest elevation, in addition to some minor internal alterations.

Assessment

The proposed alterations are minor changes and would not have any discernible impact on the heritage asset, the character of the area, nor to any neighbouring amenities. The proposal would not materially impact the nature of the approved development and is therefore considered non-material.

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.
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Date:	19 November 2024
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Recommendation agreed by: (Authorised Officer)	
Date:	21 November 2024