

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260995
Site Address:	Gto House Floral Mile, Bath Road, Hare Hatch, Wokingham, RG10 9ES
Expiry Date:	21 May 2026
Proposal: Application for non-material amendment to planning consent 250452 to amend the scale and design of the approved building.	

PLANNING HISTORY

Application No.	Description	Decision & Date

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APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

The application seeks a non-material amendment to the design of the building. The changes to the size of the building are set out below:

Workshop Length:	49.6m	(increase of 250mm)	
Workshop Width:	18.0m	(increase of 290mm)	
Workshop Height:	7.0m	(increase of 800mm)	
Internal Floor Area:	822m ²	(no change)	RPA Encroachment: Approximately 5% (Increase of 1%)
External Area:	873m ²	(increase of 1.95%)	

Changes to the design of the building include XXXX

Overall, the proposed changes do not materially alter the approved development. The scheme would continue to represent a partial redevelopment of a brownfield site and would not result in any material greater impact on the openness of the Green Belt than approved development. The amendments are largely cosmetic in nature and do not give rise to any meaningful change in the scale, form, or overall perception of the building, particularly when viewed from the public realm. As such, the alterations do not materially affect the character or extent of the approved development. Accordingly, the proposed changes are considered to constitute a non-material amendment.

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. Refuse – the change is material because (set reason in APP)
Date:	24 April 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	