

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262049
Site Address:	5 Tanners Row, Wokingham, RG41 4EL
Expiry Date:	29 September 2026
Proposal: Application for non-material amendment to planning consent 261105 to reduce the overall projection of the rear extension, plus changes to fenestration.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
261105	Householder application for the proposed single storey rear extension, new side door and alterations to rear fenestration.	Approved 24 th June 2026

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Assessment: This application seeks permission to amend the approved scheme (ref: 261105) by virtue of amending the depth of the rear extension, plus the addition of 2.No windows to the left and right elevation and reduction of the bi-fold doors to the rear. There is no set definition for a non-material amendment, but it is a minor change. For this application, the depth of the rear extension is being reduced from 3.4 meters to 3.1 meters. Additionally, alterations to fenestration are also proposed, including the insertion of 2. No windows to the left and right elevation and reduction of the bi-fold doors. In this instance, the proposed alterations to the rear extension would not require a change in description for the new development. The depth of the extension is being reduced and no new element is being introduced, and the proposed development would perceivably be materially the same. The proposed changes to the fenestration are limited in nature and would not give rise to any unacceptable overlooking, loss of privacy, or other adverse impacts on neighbouring residential amenity. For these reasons, the proposal does not demonstrate that it would differ materially from what has already been approved, and therefore the application is recommended for approval. 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:	22 September 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.09.2026