

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.	

Application Number	Proposal	Decision
07486	Proposed office extension	Refused: 1978. Appeal allowed.
F/2007/0595	Two storey side extension to an office - for the headquarters building	Refused: 20/04/2007. Appeal allowed.
F/2013/1025	Demolition of Mabey HQ and associated buildings, and proposed erection of 70- bedroom Care Home with 39 parking spaces and vehicular access	Refused 29.08.2013
F/2014/2157	Application for temporary planning permission for 3 years to allow the erection of a modular structure for the use by GTO Engineering for the service repair and restoration of motor vehicles (B2) use	Withdrawn.
F/2014/2768	Proposed demolition of existing buildings and the erection of a two storey extension to existing office building for the service repair and restoration of motor vehicles (Use Class B2) with ancillary accommodation car parking and landscaping	Withdrawn
170107	Full application for the proposed erection of new service, repair and restoration motor vehicle centre (Use Class B2) with ancillary parking and landscaping following demolition of existing buildings.	Refused: 10.01.2018

190063	Full application for the proposed erection of restoration motor vehicle building including associated office and storage space, plus change of use of existing buildings with ancillary parking and landscaping following demolition of existing buildings.	Refused: 08.03.2019. Appeal Dismissed: 13.12.2019.
193047	Full application for the proposed erection of a workshop including associated office accommodation and storage following demolition of existing outbuildings.	Approved: 21.08.2020
210342	Application to vary condition 3 of planning consent 193047 for the Full application for the proposed erection of a workshop including associated office accommodation and storage following demolition of existing outbuildings. Condition 3 refers to approved plans and the variation is to allow minor alterations to improve on the overall design and functionality of the new building	Approved: 29.04.2021
212801	Application to vary condition 3 of planning consent 193047 (as varied by application 210342) for the proposed erection of a workshop including associated office accommodation and storage following demolition of existing outbuildings. Condition 3 refers to the approved documents and the variation is to allow minor alterations including the addition of a basement, a glazed link from the new workshop to the main building, changes to fenestration and internal modifications.	Approved: 16.08.2022
250452	Full application for proposed erection of a workshop including associated storage, landscaping and hardstanding, following the demolition of existing building.	Approved 20.04.2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks a non-material amendment. 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)
External Area:	873m ² (increase of 1.95%)

Amendments to the design of the building largely relate to the alterations to the fenestration placement. The building would retain the same pitch roof profile. A side-by-side comparison between the approved and proposed front and side elevation is set out below:



Approved Elevations



Proposed Elevations

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 the approved development. The amendments are largely superficial and do not give rise to any meaningful material 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)	<i>BJC</i>
Date:	21.05.26