

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251721
Site Address:	6 Ridgeway, Wargrave, Wokingham, RG10 8AS
Expiry Date:	15 August 2025
Proposal: Application for non-material amendment to planning consent 242590 to allow revisions to the drawings for the proposed single storey rear extension.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242590	Householder application for the proposed erection of a single storey front and rear extension and a two storey side extension with installation of dormer windows and roof lights following a part garage conversion and changes to existing fenestration.	C/A – 05/02/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning consent was granted for the erection of a single storey front extension, single storey rear extension, and a two storey side extension with dormer windows and rooflights following a part garage conversion and fenestration changes. This non-material amendment application proposes increasing the footprint of the single storey rear element of the scheme.

The total increase in ground floor footprint approved is approximately 28.5sqm, the increased footprint proposed under this amendment is approximately 3.5sqm. This is a fairly marginal increase. Additionally, the amendment would not encroach beyond the approved rear building line or alter the total depth, width or height of the approved scheme. The proposed amendment would also not alter the description of the approved development.

Notwithstanding its increased size, the proposed amendment would not alter the overall appearance of the approved scheme owing to its matching ridge and eaves height and flat roof form. The extension, although marginally closer to the boundary shared with No.4 Ridgeway adjacent, would retain the existing separation distance between the properties (circa. 2.8m) and would not encroach beyond the rear building line of No.4. As such, the proposed amendment would not have a material impact on neighbouring amenity when compared to the approved scheme.

Overall, while the proposed amendment would result in a small difference to the appearance of the dwelling as approved under 242590, the proposal would not

materially change the approved scheme or introduce any additional effect upon neighbouring amenity.

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:	6 August 2025
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	
Date:	6 August 2025