

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242695
Site Address:	262 Hyde End Road, Spencers Wood, Wokingham, RG7 1DL
Expiry Date:	21 November 2024
Proposal: Application for non-material amendment to planning consent 241334 to regularise an error on existing drawings.	

PLANNING HISTORY

Application No.	Description	Decision & Date
052377	Outline application for the erection of a detached dwelling and garage, means of access and siting to be considered.	Approved 30/10/05
061379	Application for Reserved Matters on Outline consent O/2005/5089 for the erection of one detached dwelling and garage.	Approved 27/07/06
121174	Proposed erection of a detached garage with storage over.	Approved 24/09/12
121776	Application for submission of details to comply with condition 4 of planning consent F/2012/1602. 4. Scheme of landscaping.	Approved 29/11/12
241265	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension following demolition of the existing conservatory.	Approved 12/07/24
241334	Householder application for proposed garage conversion to create habitable accommodation and changes to fenestration.	Approved 30/08/24

APPRAISAL

Is the proposed change non-material?

Yes	x
No	

Assessment: The purpose of the application is for the existing first floor window shown on the plans has now been added to the elevations as it was originally omitted from 241334.

The proposed first floor window on the west elevation would overlook onto the drive of 264 Hyde End Road.

As shown and stated on the plans 03-15 Rev E & 05-06 Rev C, the first-floor window on the west elevation will be opaque glazed window in existing opening. Non-openable below 1.7m above FFL. Therefore, preventing any harmful overlooking.

The proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal.

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:	15 November 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.11.2024