

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250364
Site Address:	22 Hilltop Road, Earley, Wokingham, RG6 1DA
Expiry Date:	14 March 2025
Proposal: Application for non-material amendment to planning consent 240587 to allow amendment to the external materials and installation of additional rooflight.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240587	Householder application for proposed two storey side extension, two storey rear extension with changes to the fenestration following the demolition of the existing shed.	Approved 05/06/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 240587), by virtue of adding a rooflight to serve the ground floor en-suite bathroom. Additionally, this application seeks permission to change the materials to allow for the use of grey roof tiles, and grey door and window frames.

There is no set definition for a non-material amendment, but it is a minor change. For this application, a rooflight is being inserted to the north-eastern side elevation to serve an en-suite bathroom. The rooflight would be approximately 3.7 metres above the finished floor level. Additionally, there will be a change to the approved materials to allow for the use of grey roof tiles, and grey door and window frames.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that the proposal would conflict with any of these points such as:

‘Amending the description of development or introducing new element(s) which were not part of the original scheme’.

‘Significantly altering the external appearance of the permitted proposal’.

‘Adding a window that may cause overlooking’.

The proposed alterations would not require a change in description of the new development. One rooflight is being inserted to the north-eastern side elevation to serve an en-suite bathroom. The rooflight will be approximately 3.7 metres above the finished floor level and it does not serve a habitable room. It is therefore not deemed that the proposed new rooflight would introduce any overlooking concerns due to the height above the floor level. Additionally, it is not considered that the change in materials to grey roof tiles, and grey door and window frames along with the insertion of 1 no. rooflight would significantly alter the external appearance of the permitted proposal. It is therefore deemed that the insertion of one new rooflight and the change in materials is a non-material change.

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: 13 March 2025

Earliest date for decision:

**Recommendation agreed by:
(Authorised Officer)**



Date: 13/03/25