

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253065
Site Address:	12 Denton Road, Wokingham, RG40 2DX
Expiry Date:	14 January 2026
Proposal: Application for non-material amendment to planning consent 250565 to alter the external materials of the dormers, amend the design of the rear dormer, and to change fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250565	Householder application for the proposed two storey side and rear extensions. Plus, the erection of a new chimney and changes to fenestration. Following the demolition of the existing detached garage, access gate and front boundary fencing.	22/05/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

This application seeks non-material amendments to planning consent 250565 for the following:

- The installation of side window panels to the front door.
- Alterations to the rear dormer eaves.
- Changes to the external materials of the front and rear dormer side elevations, from brickwork to composite cladding.

In the context of the original scheme, the proposed changes are non-material minor amendments and would not ultimately change the scope of the permission or create a materially different impact.

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:	7 January 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.01.2026