

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251247
Site Address:	15 The Crescent, Earley, Wokingham, RG6 7NW
Expiry Date:	20 June 2025
Proposal: Application for non-material amendment to planning consent 242396 to install 2 no. first floor side windows and amend internal layout.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242396	Householder application for the proposed raising of the roof of the existing detached outbuilding to form loft accommodation, plus insertion of rooflights to front and rear elevations.	Approved 06/11/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed amendments to consent 242396 consist of the addition of 2no. first floor windows, one either side of the outbuilding. These windows would be obscure glazed and fixed shut.

In terms of visual and character impacts, the windows would have no greater impact and is considered non-material. In terms of neighbouring impacts, the obscured and fixed nature of the windows would prevent any additional material overlooking concerns.

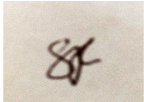
There are no further impacts on any other material considerations. Therefore, the proposed amendments are considered non-material amendments to the originally consented scheme.

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:	9 June 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	9.6.25