

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251987
Site Address:	8 Russley Green, Wokingham, RG40 3HT
Expiry Date:	16 September 2025
Proposal: Application for non-material amendment to planning consent 241777 to allow the change to the external finish of the front gable dormer from light render to painted cladding.	

PLANNING HISTORY

Application No.	Description	Decision & Date
231854	Householder application for the proposed erection of a single storey infill, a first-floor side/rear extension and single storey rear and side extensions with 2 no. lantern rooflights, plus addition of a front canopy roof and rooflights, conversion of the garage to habitable accommodation, changes to fenestration and cladding, addition of hardstanding and extension of the existing dropped kerb.	Approved 19/12/23
241494	Householder application for proposed front dormer extension, alterations to front gable, extension on roof heights, front and side canopy, plus changes to fenestration.	Withdrawn 02/07/24
241777	Householder application for proposed single storey side/rear infill extension, first floor side and rear extension, front dormer extension, alteration to front dormer roof, addition of a front and side canopy, garage conversion to habitable accommodation, plus changes to fenestration and external cladding.	Approved 16/09/24

APPRAISAL

Is the proposed change non-material?

Yes	x
No	

Assessment: The proposed change is to change of the external finish of front gable dormer from light render to grey painted cladding to match the rest of the proposal.

Along Russley Green, there is a variety of cladding colours including grey. The proposed colour choice of grey for the cladding is currently used throughout the close at no.11 and no.12 and therefore, it would not drastically harm the character of the area.

In conclusion, such alteration would result in a small difference to the appearance of

the dwelling as proposed under 241777 and the proposed changes is non-material and acceptable.

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:	28 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/08/25