

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250443
Site Address:	3 Pither Close, Shinfield, Wokingham, RG7 1EQ
Expiry Date:	24 March 2025
Proposal: Application for non-material amendment to planning consent 242325 to allow the addition of a shower room to the already approved planning application.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242325	Householder application for the proposed conversion of garage into habitable space with addition of roof light, single storey front porch, single storey rear extension with rooflights, and internal alterations	Approve 10 th October 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

The application seeks approval to add a shower room to the already approved planning application 242325.

The proposed revised dimensions of the storage area and study to accommodate a shower room would not have a negative impact upon neighbouring amenities and would not alter the external appearance of the garage conversion as proposed under 241456.

The proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal. The impact would be materially the same as the approved plans.

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 February 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	03/03/25