

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242299
Site Address:	24 Murdoch Road, Wokingham, Wokingham, RG40 2DF
Expiry Date:	14 October 2024
Proposal: Application for non-material amendment to planning consent 221740 for proposed erection of a cycle storage.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240903	Full application for the proposed erection of a single storey east side rear extension to provide 1no. two bedroom flat.	Pending determination
221740	Full application for the proposed insertion of a rear dormer window and replacement of first-floor window to facilitate the provision of one additional residential unit, plus internal alterations to existing first floor units.	Approved 31/08/2022
173053	Full application for the proposed erection of 8no apartments, following the demolition of the existing building which comprises 4no flats.	Refused 02/02/2018 Appeal dismissed 13/08/2019

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The applicant refers they seek to change the approved location of the cycle storage from its position towards the western frontage of the site, to place it in the existing rear outbuilding which is currently unoccupied and has direct access from the road. The same capacity of bicycle storage remains unaltered from that approved (10).

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. The proposed amendment to the proposed location of the cycle storage does not result in any highway impact, and the capacity of the cycle storage remains acceptable for the number of flats.
Date:	23 September 2024
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	
Date:	23 September 2024