

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250176
Site Address:	23 Albany Park Drive, Winnersh, Wokingham, RG41 5HZ
Expiry Date:	23 February 2025
Proposal: Application for non-material amendment to planning consent 242438 to allow changes to layout and fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242438	Householder application for the proposed first floor extension above existing garage and new car port alongside rear roof change from flat to gable end.	24/10/2024 Approve
241074	Householder application for proposed two storey side extension with changes to fenestrations following the partial demolition of the existing garage.	26/06/2024 Refused
071217	Application for certificate of proposed lawful use for the erection of a single storey rear extension to form conservatory.	Approve 13/06/2007

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 242438) by relocating the landing window on the southeast side elevation and altering the car port to increase the privacy of the property.

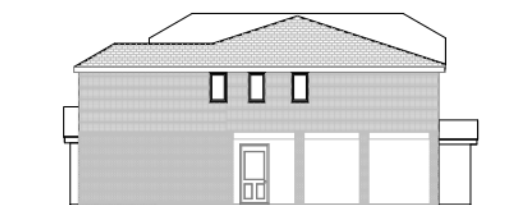


Figure 1: Approved side elevation

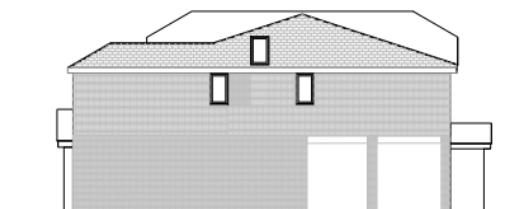


Figure 2: Proposed amended side elevation

There is no set definition for a non-material amendment, but it is a minor change. For this application the southeast side elevation would see some minor changes including the relocation of the first-floor landing window onto the roof as a skylight and replacing one of the car port pillars with a bricked wall.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that this proposal would conflict with any of these points such as:

- *‘Material changes to the dimensions or nature of the proposal’*
- *‘Changes in the red line’*
- *‘Moving a building or external walls’*
- *‘Introducing an element which would require wider technical consultation’*
- *‘Significantly altering the external appearance of the permitted proposal’*
- *‘Adding a window that may cause overlooking’.*

The proposed alteration would not require a change in description of the approved development. The relocation of the landing window will improve neighbouring amenity and reduce any overlooking opportunities as the skylight will be at a higher level than the approved window. It should also be noted that the window does not serve a habitable room or overlook any private rear amenity space, therefore there will be no negative impacts on opposing neighbours.

The replacement of a pillar with brick wall along the car port will slightly alter the external appearance of the permitted proposal, but not in a way which would not be harmful to the character of the area. The development, under the original planning permission, is required to be built out with materials of similar appearance to the original dwelling. The proposed window and brickwork under this NMA will still be bound by this condition, and therefore in terms of materials will be in keeping.

Conclusion:

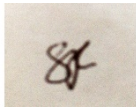
The non-material amendment does not demonstrate that it would differ substantially from what has already been approved, and therefore the application is acceptable and recommended for approval.

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.
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Date:	19 February 2025
Earliest date for decision:	
Recommendation agreed by: (Authorised Officer)	
Date:	19.2.25