

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261626
Site Address:	387 Wokingham Road, Earley, Wokingham, RG6 7EH
Expiry Date:	7 August 2026
Proposal: Application for non-material amendment to planning consent 223361 for addition of 1no. roof light.	

PLANNING HISTORY

Application No.	Description	Decision & Date
223361	Householder application for the proposed erection of a single storey side extension. Single storey rear extension. First Floor rear side extension. Part conversion of loft space to create habitable accommodation. Changes to fenestration. Erection of detached single storey outbuilding following demolition of 2no. existing sheds to the rear.	Approve 4 th January 2023

APPRAISAL

The proposal seeks permission for the addition of 1no. roof window to the front roof slope. The proposed addition of a single roof window to the front roof slope is a minor amendment which would not materially alter the scale, form or overall appearance of the approved development. The amendment would not result in any material increase in impacts on visual amenity or neighbouring residential amenity compared with the approved scheme. As such, the development would remain materially the same as that previously approved.

Is the proposed change non-material?

Yes	☒
No	☐

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:	6 August 2026
Earliest date for decision:	3 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	06/08/26