

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262185
Site Address:	1 Wyvols Cottages, The Street, Swallowfield, Wokingham, RG7 1RH
Expiry Date:	15 October 2026
Proposal: Application for non-material amendment to planning consent 252051 for the addition of 1no. window to the detached outbuilding.	

PLANNING HISTORY

Application No.	Description	Decision & Date
33401	Two storey side extension to provide lounge on ground floor with bedroom above.	Approved 13/06/1989
44927	Proposed two storey side extension to dwelling to form lounge with bedroom over	Approved 20/11/1995
990975	Proposed First Floor Front Dormer Extension And Two Storey Rear Extension. erection of detached double garage	Refused 27/09/1999
992119	Proposed Two Storey Rear Extension To Dwelling And Detached Garage And New Dormer Window At Front Of dwelling	Refused 10/01/2000
002447	Proposed two storey rear extension to dwelling and double garage and new dormer to front of dwelling	Approved 06/06/2000
011175	Proposed two storey rear extension to dwelling (Amendment to consent 2000/1324)	Approved 23/05/2001
022268	Proposed erection of new chimney on side of dwelling.	Approved 05/04/2002
070448	Proposed erection of single storey rear extension, garage conversion to habitable accommodation, erection of link extension and raising of garage roof.	Approved 18/05/2007
101381	Proposed erection of first floor rear extension to dwelling	Refused 30/03/2010
101954	Proposed erection of first floor rear extension to dwelling.	Approved 28/09/2010
252051	Householder application for the proposed erection of a single-storey detached outbuilding within the side garden to form a garden room, to include associated fenestration alterations to all elevations, the insertion of roof lights to both roof slopes, and finished externally in a combination of brick slips and vertically-charred timber	Approved 17/10/2025

	cladding with a pitched tiled roof to match the existing dwelling.	
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APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 252051), by virtue of inserting 1no. window to the western side elevation of the outbuilding.

There is no set definition for a non-material amendment, but it is a minor change. For this application, a new window is being inserted to the western side elevation of the outbuilding.

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 the proposal would conflict with any of these points such as:

‘Amending the description of development or introducing new element(s) which were not part of the original scheme’

‘Significantly altering the external appearance of the permitted proposal’

‘Adding a window that may cause overlooking’

The proposed insertion of a window would not require a change in description and no new elements are being introduced. Additionally, it is not deemed that the new window would significantly alter the external appearance of the permitted proposal, and the new window would not be overlooking, particularly given the single storey nature of the building.

For these reasons, the proposal does not demonstrate that it would differ materially from what has already been approved, and therefore the application is 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:	21 September 2026
Earliest date for decision:	8 October 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.09.2026