

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                   |                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                        | 261037                                                           |
| <b>Site Address:</b>                                                                                                                                                                              | Brambly Cottage, Church Lane, Finchampstead, Wokingham, RG40 4LU |
| <b>Expiry Date:</b>                                                                                                                                                                               | 26 May 2026                                                      |
| <b>Proposal:</b> Application for non-material amendment to planning consent 202289 to reduce the width of ground floor front bedroom/office window from 3 casement windows to 2 casement windows. |                                                                  |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                                                                                                                              | Decision & Date      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 240323          | Application for submission of details to comply with the following condition of planning consent 223816 dated 06/03/2023. Condition 3 relates to a noise impact assessment and condition 4 to control of plant/machinery noise.                                                                                                          | Approved, 19/03/2024 |
| 223816          | Householder application for the proposed installation of an Air Source Heat Pump.                                                                                                                                                                                                                                                        | Approved, 06/03/2023 |
| 202289          | Householder application for the proposed erection of single storey side/rear/front to existing dwelling, infill front porch extension, erection of basement floor, plus conversion of existing loft to create habitable accommodation, internal alterations and changes to fenestration.                                                 | Approved, 20/10/2020 |
| 191682          | Application for submission of details to comply with the following condition of planning consent 183532 dated 12 April 2019. Condition 3 External Materials.                                                                                                                                                                             | Approved, 09/12/2019 |
| 183532          | Householder application for the proposed erection of single storey side/rear/front extension to existing dwelling, infill front porch extension, loft conversion to create habitable accommodation, erection of a detached garage/shed following the demolition of existing shed, plus internal alterations and changes to fenestration. | Approved, 12/04/2019 |

### **APPRAISAL**

#### **Is the proposed change non-material?**

|     |                                     |
|-----|-------------------------------------|
| Yes | <input checked="" type="checkbox"/> |
| No  | <input type="checkbox"/>            |

This application seeks non-material amendments to planning consent 202289 for the

following:

- Reduce the width of ground floor, front facing bedroom/office window from 3 casement windows to 2 casement windows.

In the context of the original scheme, the proposed change is a non-material minor amendment and would not ultimately change the scope of the permission or create a materially different impact.

**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**

|                                    |                                       |
|------------------------------------|---------------------------------------|
| <b>Recommendation:</b>             | Approve – the change is non-material. |
| <b>Date:</b>                       | 12 May 2026                           |
| <b>Earliest date for decision:</b> |                                       |

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>MC</i>         |
| <b>Date:</b>                                              | <b>14.05.2026</b> |