

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251270
Site Address:	25 Sonning Meadows, Sonning, Wokingham, RG4 6XB
Expiry Date:	14 July 2025
Proposal: Application for non-material amendment to planning consent 220473 to remove 5 no. rooflights and reposition 1 no. rooflight, plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
09505	Repositioning of boundary wall	Approved 23/11/1978
220451	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, following demolition of existing conservatory.	Approved 28/03/2022
220473	Householder application for the proposed part two storey pitched roof rear/side extension, part single storey flat roof front/side infill extension. Existing garage single storey side extension, and part conversion to a habitable space. Following the demolition of the existing rear conservatory and changes to the fenestration.	Approved 16/09/2022
241203	Application for submission of details to comply with the following condition of planning consent 220473 dated 16/09/22. Condition 3 relates to protection of trees.	Approved 01/07/2024

REPRESENTATIONS

While there is no requirement to consult neighbours on non-material amendment applications, one objection has been received from a neighbour via email. The objection is on the following grounds:

- The rooflight is highly visible from the patio, garden and rear-facing rooms.
- The location of the rooflight creates a sense of being overlooked.
- This proposal is a material deviation from the approved plans.
- The scale and height of the building is far greater than anticipated based on the original elevation drawings.

Officer comments: The objections from the neighbour are noted and an assessment of the proposal can be found in the table below.

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 220473), by virtue of removing 5 no. rooflights and repositioning 1 no. rooflight, plus changes to fenestration.

There is no set definition for a non-material amendment but refers to a minor change in a development that already has planning permission. For this application, 5 no. rooflights are proposed to be removed, 1 no. rooflight is being repositioned, and the ground floor side living room window is also being removed.

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, e.g.:

- '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 changes would reflect the overall height and depth of the annex/utility extension relative to the host dwelling, as approved under planning permission 220473 (refer to Fig. 1 below). The current NMA request includes revised elevations (refer to Fig. 2 below) to show the correct level changes that exist on site which were omitted on the elevations provided for 220473. Therefore, while this NMA request details a larger expanse of brickwork at the base of the extension (as indicated in Fig. 2), it does not result in any increase in the height of eaves and roofline of the extension, or its depth, as approved under 220473. Hence, the current NMA proposal merely corrects the approved plans to reflect the accurate arrangement of the proposed development on site relative to correct levels seen at the property.

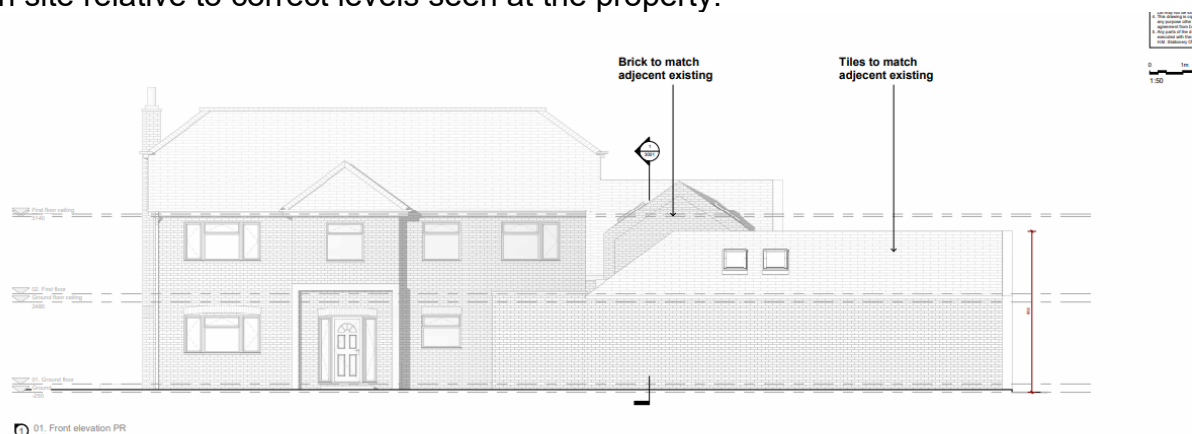


Fig.1: Extract of approved "Front Elevation" (PP 220473)

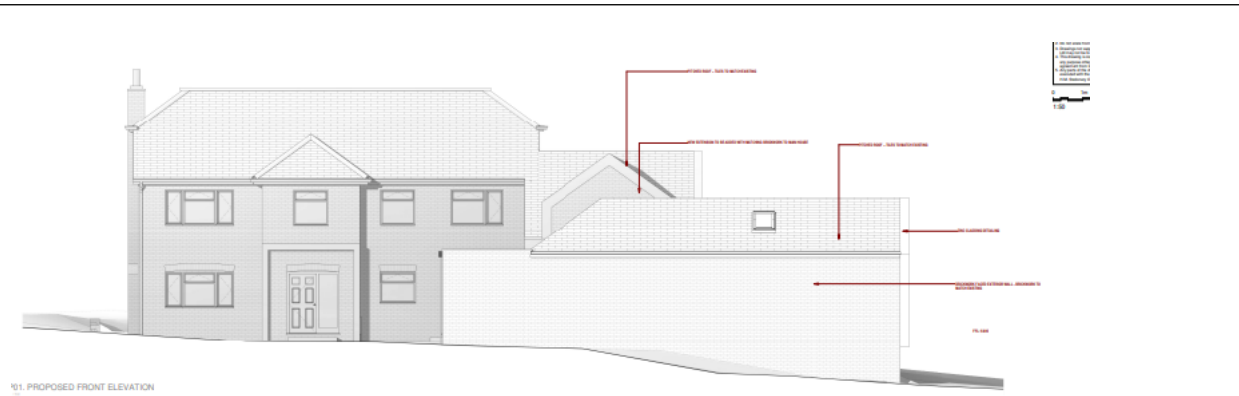


Fig.2: Extract of 'Proposed Front Elevation' (current NMA request 251270) showing correct ground levels

Moreover, given that the additional brickwork is at the base of the extension (as indicated in Fig. 2), this would have no significant bearing on the degree of impact on the amenity of the neighbouring property no. 26 Sonning Meadows in terms of any potential overbearing presence or overshadowing/loss of daylight compared to that of the scheme approved under 220473. For clarity, the proposed NMA plans would also not introduce any additional floorspace.

The proposed alterations would not require a change in description of the new development. The removal of 5 no. rooflights, relocation of 1 no. rooflight, and removal of a window would not alter the original description of the development or introduce new elements. It is also considered that the proposed changes would not significantly alter the external appearance of the permitted proposal. Overall, it is deemed that the removal of 5 no. rooflights, relation of 1 no. rooflight, and removal of one window are also a non-material change.

The proposed relocated rooflight relates to a ceiling void in the annex building. Hence, would not offer any outlook over neighbouring properties. Therefore, it is not deemed that a window is being added that may cause overlooking or any significant perception of overlooking.

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.
Date:	8 July 2025
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	08/07/25