

**NON-MATERIAL AMENDMENT**  
**DRAFT DECISION NOTICE**



**Expiry Date:** 14 March 2025

**Application Number:** 250364

**Location:** 22 Hilltop Road, Earley, Wokingham, RG6 1DA

**Proposal:** Application for non-material amendment to planning consent 240587 to allow amendment to the external materials and installation of additional rooflight.

**Recommendation:** Approve

**Conditions and/or Reasons**

1. The proposed insertion of 1 no. rooflight to the side elevation and change in materials as shown on plans (HTR22:001), (HTR22:004 RevP1), (HTR22:005 RevP2), (HTR22:007 RevP1), received by the local planning authority on 14/02/2025 & 12/03/2025.

*Reason: The alteration would not require a change in description from the approved development, it would not significantly alter the appearance of the scheme or the volume of built form, and it would not introduce a window that would raise overlooking concerns. For these reasons, the proposal does not demonstrate that it would differ substantially from what has already been approved.*

Recommendation and conditions/reasons agreed:

Date: 13/03/25

**REMEMBER** - The earliest date for a decision on this application is: