

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 December 2025
Application Number: 252678
Location: 13 Bearwood Road, Barkham, Wokingham, RG41 4TB
Proposal: Application for non-material amendment to planning consent 250219 for the proposed changes to fenestration to the first floor side and rear elevations.
Recommendation: Refused

Reasons

1. The the proposed changes to fenestration to the first floor side and rear elevations as shown on plans 003 Rev.A, 044 Rev.A & 005.

Reason: The proposed relocation of the windows cannot be considered a Non-Material Amendment, as these changes would materially alter the external appearance of the approved extension, affect its relationship to neighbouring land, and could result in a change to neighbouring amenity including overlooking given the change in outlook.

BJC

Recommendation and conditions/reasons agreed:

Date: 27.11.25

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