

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261675
Site Address:	12 Culver Lane, Earley, Wokingham, RG6 1DS
Expiry Date:	13 August 2026
Proposal: Application for non-material amendment to planning consent 242558 to change the external materials by replacing the upper floor render with brickwork.	

PLANNING HISTORY

Application No.	Description	Decision & Date
214084	Householder application for the proposed development for a single storey mono pitched roof to lean on existing games room(retrospective)	Application Withdrawn 15/02/22
220567	Householder application for the single storey rear detached building (Retrospective).	Refused 26/04/22
242319	Pre-application advice for proposed side and rear extensions to existing bungalow, and addition of one floor to create a two-storey dwelling with additional habitable loft space.	Replied 27/09/24
242558	Full application for the proposed a replacement two-storey dwelling following demolition of the existing dwelling.	Approved 27/02/25
250007	Householder application for the erection of a modified outbuilding to form a residential annexe. (Part retrospective)	Approved 06/03/25
250710	Application for submission of details to comply with the following condition of planning consent 250007 dated 06/03/2025. Condition 5 relates to drainage details.	Approved 08/05/25
250707	Application for non-material amendment to planning consent 242558 to alter the internal layout of the loft space and relocation of rooflights.	Approved 09/05/25

APPRAISAL

Is the proposed change non-material?

Yes	x
No	

Assessment: Under a Non-Material Amendment application, the Local Planning Authority must be satisfied that the amendment would not have any material impact on the external appearance or neighbouring amenity.

The proposal includes changing the external materials by replacing the upper floor

render with brickwork. Given the varied character of materials along Culver Lane and use of brickwork throughout would create a more unified appearance. Therefore, the proposal would not result in material change and considered to be a non-material amendment.

In conclusion, such alteration would result in a small difference to the appearance of the proposal under 242558 and the proposed change is considered to be a non-material change.

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:	11 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11 August 2026