

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261648
Site Address:	652 Wokingham Road, Earley, Wokingham, RG6 7HN
Expiry Date:	11 August 2026
Proposal: Application for non-material amendment to planning consent 240839 to allow revisions to the drawings to propose 2no. external heat pumps units.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
200015	Householder application for the proposed erection of single storey side and rear extensions.	Approved 30/01/2020
200016	Householder application for proposed erection of a single storey front extension to form a porch (retrospective).	Approved 30/01/2020
200017	Application for a certificate of lawfulness for the proposed loft conversion into habitable accommodation, including hip to gable roof extension, rear dormer extension and insertion of 1no. roof light to front elevation.	Refused 30/01/2020
232934	Householder application for the proposed erection of single storey front, side and rear extension plus internal amendments.	Approved 22/01/2024
240839	Householder application for proposed single storey rear extension , single storey side extension , first floor front extension , gable roof conversion to create habitable accommodation with a rear facing dormer with changes to the fenestration	Approved 05/09/2024
252416	Application to vary condition 2 of planning consent 240839 for the proposed single storey rear extension, single storey side extension, first floor front extension, gable roof conversion to create habitable accommodation with a rear facing dormer with changes to the fenestration. Condition 2 refers to the approved details, and the variation is for changes to external materials and fenestration, plus removal of the single storey pitched roof at the side and rear and reduction in the width of the side / rear extension.	Approved 15/12/2025

APPRAISAL	
Is the proposed change non-material?	
Yes	☐

No	☒
Assessment: Planning permission 240839 granted consent for the erection of a single storey rear extension, single storey side extension, first floor front extension and gable roof conversion to create habitable accommodation with a rear facing dormer. The current application seeks a non-material amendment to introduce 2no. external air source heat pump units to the side elevation, one at ground floor level and one at first floor level. There is no statutory definition of a non-material amendment, and whether a change is non-material is a matter of planning judgement to be considered in the context of the permission as originally granted. In this case, the proposed ASHPs would not comprise a minor alteration to the approved extensions, roof form, materials or fenestration. They would introduce new external plant/equipment which did not form part of the approved scheme, and which has not previously been assessed as part of the planning permission. In isolation, their size and siting could be considered a non-material addition to the existing building, however limited details about their appearance have been submitted at this stage. Moreover, they would constitute a separate form of development, unrelated to the consent granted, and would require separate planning authorisation unless it can be demonstrated that the installation benefits from permitted development rights under Part 14, Class G of the GPDO. However, that is not a matter which can be positively established through this non-material amendment application on the basis of the submitted information. Additionally, the proposed installation of air source heat pumps would change the description of the approved development, and this cannot be considered as a non-material amendment to the approved scheme. Therefore, the proposed change is considered to be a material amendment to the approved scheme.	
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:	Refuse – the change is material because it would constitute a separate form of development, unrelated to the permission granted, and would change the description of the approved development.
Date:	30 July 2026

Earliest date for decision:	n/a
Recommendation agreed by: (Authorised Officer)	
Date:	03/08/26