

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261630
Site Address:	Mizuno House, 612 Reading Road, Winnersh, Wokingham, RG41 5HE
Expiry Date:	7 August 2026
Proposal: Application for non-material amendment to planning consent 251473 for alteration to the approved fire escape staircase flight layout from spiral arrangement to straight flight design for compliance with DDA requirements for accessible and safe escape routings in connection with community use of the premises by the wheelchair bound, elderly and the frail.	

PLANNING HISTORY

Application No.	Description	Decision & Date
251473	Full application for the proposed erection of a single storey extension with external staircase and first floor walkway ancillary to the Community Centre and Place of Worship following removal of existing external staircase plus changes to fenestration.	Approved 22/10/2025
242663	Prior approval submission for the proposed installation of 260 no. PV Solar Panels measuring 114kW.	Prior Approval Not Required 26/11/2024
231077	Full application for the proposed change of use of existing office building to a Place of Worship and community centre.	Approved 01/08/2023

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks a non-material amendment to planning consent 251473 for the following:

- To replace the fire escape staircase from spiral to a straight flight of stairs.

Government guidance on 'non-material amendments' does not define what changes may be treated as 'non-material'. Section 96A of the Town and Country Planning Act 1990 states that "in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted."

A judgement on “materiality” is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.

The cumulative effect of the proposed amendment has been assessed against application 251473. The proposed change is inconsequential in terms of scale and magnitude in relation to the overall development. The change does not fundamentally change the nature or scale of the proposal.

The replacement straight flight of stairs from the approved spiral staircase would be sited in the same location and would provide a similar outlook to that already permitted under the approved scheme and would not introduce any materially different overlooking opportunities. As such, it would not result in any additional loss of privacy beyond that already assessed and accepted under the extant permission. The proposed amendment is therefore considered acceptable and would not give rise to any adverse impacts on neighbouring residential amenity.

The proposed amendment to replace the approved spiral staircase with a straight staircase would not result in any detrimental impact on the character or appearance of the outbuilding. When viewed from the public realm, the staircase would appear broadly similar to the previously approved design. The proposed straight staircase would maintain a consistent width from the upper landing to ground level, thereby limiting its visual prominence within the street scene. In contrast, the approved spiral staircase incorporated a curved section that projected beyond the width of the main stair flight and resulted in a wider structure at certain points. Accordingly, the amended design would be no more visually intrusive than the approved scheme and would not adversely affect the character of the development or its appearance from the public realm.

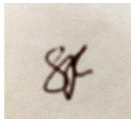
In summary, the proposed amendment is minor in scale and nature and does not materially alter the appearance or function of the approved development. There would be no resulting adverse effects on visual amenity, residential amenity or the character of the host dwelling or surrounding area.

Accordingly, the proposed change is considered to fall within the scope of a non-material amendment and 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:	28 July 2026

Earliest date for decision:	
Recommendation agreed by: (Authorised Officer)	
Date:	28.7.26