

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242595
Site Address:	The Holt School, Holt Lane, Wokingham, RG41 1EE
Expiry Date:	11 November 2024
Proposal: Application for non-material amendment to planning consent 240384 (as varied by consent 242117) to reduce the size of the front canopy, remove a planter near the front entrance and reposition the AC units on the north elevation.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240384	Full planning application for the proposed erection of 1 no. single storey building containing teaching space and ancillary facilities (Use Class F1) following demolition of the existing ancillary school building, plus landscaping and associated works.	Approved 10/06/2024
242117	Application for non-material amendment to planning consent 240384 to allow the reduction of the external fibre cement cladding on the rear elevation of the building and the omission of Brise soleils above the windows.	Approved 05/09/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The changes made to consent 240384 (as varied by consent 242117) are as follows:

- Reduction in size of canopy on the building's southern elevation
- Omission of 1no. planter adjacent to the southern canopy
- Minor relocation of A/C units on the northern elevation

The reduction in the size of the canopy would have a less significant visual impact than that currently approved. Its form would also remain similar to the originally permitted canopy. Overall, it is considered a non-material amendment to the original scheme.

With regards to the omission of the planter, it is technically a loss of landscaping provision on site but the visual impact caused would be negligible due to its small size. Overall, it is considered a non-material amendment to the original scheme.

With regards to the repositioning of the A/C units, this is only a minor visual change

that would have no greater visual impact, nor any additional amenity impacts (in particular noise) onto surrounding occupiers. Overall, it is considered a non-material amendment to the original 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:	Approve – the change is non-material.
Date:	25 October 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.10.2024