

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252908
Site Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG
Expiry Date:	25 December 2025
Proposal: Application for non-material amendment to planning consent 251223 to alter the description of development and the wording of condition 13 to enable the existing dwelling to be retained for six months following first occupation of the proposed dwelling	

PLANNING HISTORY

Application No.	Description	Decision & Date
251223	Full application for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings	Approved 26/08/25

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment

Planning permission was granted under application 251223 for '*Full application for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings*'. The wording of the description means that events are to follow a sequence; the existing dwelling must be demolished prior to the new dwelling being constructed.

Condition 13 requires demolition of the existing dwelling and outbuildings to take place prior to development commencing on site. The condition is presently worded as follows:

No development shall take place on the site until the existing structures shown to be demolished on the approved plan have been so demolished.

Reason: In the interests of the amenity of the countryside. Relevant policy: Core Strategy policies CP1, CP3 and CP11.

This NMA application seeks to alter the description of development and the wording of condition 13 of planning permission to enable the existing dwelling to be retained for six months following first occupation of the proposed dwelling. This is so the applicant can live in the existing dwelling whilst the proposed dwelling is being constructed.

In terms of demolishing the outbuildings, as these are on the footprint of the proposed dwelling, they will be required to be demolished at an earlier stage to make way for the new dwelling.

This is a non-material change and only seeks an extension of time for demolishing existing built form (which will in reality only be needed for the existing dwelling) which is reasonable. It will not result in two dwellings being permanently retained on site.

As such, the description of development will be amended to remove the word 'following' and replace with 'and' as shown in the recommendation box below. This will remove the presently required sequence of events to occur and allow the existing dwelling to be retained for a longer period, which is required. Condition 13 will also be re-worded so that built form will need to be demolished within 6 months of first occupation of the proposed dwelling. This timescale is considered reasonable and not excessive and without this the applicant would be left without a home.

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.

Amend description of development of planning permission 252908 to:

*'Full application for the proposed erection of 1no. dwelling following **and** demolition of existing dwelling and outbuildings'.*

Amended condition 13:

Within 6 months of first occupation of the dwelling hereby permitted, the existing structures (existing dwelling and outbuildings) shown to be demolished on the approved plan shall be demolished.

*Reason: In the interests of the amenity of the countryside.
Relevant policy: Core Strategy policies CP1, CP3 and CP11.*

Date:

1 December 2025

Earliest date for decision:

N/A

Recommendation agreed by: (Authorised Officer)	
Date:	02/12/25