

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250167
Site Address:	The Verge, The Village, Finchampstead, Wokingham, RG40 4JR
Expiry Date:	7 August 2025
Proposal: Application for non-material amendment to planning consent 220603 to change fenestration on the west elevation.	

PLANNING HISTORY

Application No.	Description	Decision & Date
022143	Proposed erection of detached garage.	Withdrawn 09/12/2002
022144	Proposed internal alterations to listed building.	Approved 10/04/2003
030831	Demolition of existing garage and proposed detached double garage with pitched roof.	Approved 07/10/2003
031052	Proposed erection of detached garage.	Withdrawn 06/05/2003
162622	Householder application for proposed erection of single storey side and rear extension to dwelling.	Approved 23/11/2016
162623	Listed building consent for proposed erection of single storey side and rear extension to dwelling.	Approved 23/11/2016
192778	Householder application for the proposed erection of a single storey side and rear extension and covered veranda following removal of the existing rear porch canopy.	Approved 25/11/2019
192798	Application for Listed Building consent for the proposed erection of a single storey side and rear extension and covered veranda following removal of the existing rear porch canopy.	Approved 25/11/2019
220603	Householder application for the proposed erection of a part single, part two storey side and rear extension plus fenestration changes	Approved 26/07/2023
220604	Application for Listed Building consent for the proposed erection of a part single, part two storey side and rear extension plus fenestration changes.	Approved 26/07/2023
232080	Householder application for the proposed conversion of the existing detached double garage into habitable accommodation.	Refused 13/11/2023

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 220603), by virtue of amending the ground floor fenestration on the western elevation of the approved extension, removal of one window from the northern elevation of the approved extension, removal of a first floor window on the western elevation and the increase in size of a first floor window on the western elevation.

There is no set definition for a non-material amendment, but it is a minor change. For this application, the ground floor fenestration arrangement on the western elevation of the approved extension is being amended slightly in terms of window size and positioning. The window on the northern elevation of the extension has been omitted. The first floor en-suite window on the western elevation has been removed. And the first floor bathroom window on the western elevation has been increase in height.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that the proposal would conflict with any of these points such as:

- ‘Amending the description of development or introducing new element(s) which were not part of the original scheme’
- ‘Significantly altering the external appearance of the permitted proposal’
- ‘Adding a window that may cause overlooking’

The proposed alteration would not require a change in description of the new development. The slight change to the layout and size of the windows on the western elevation of the extension would not significantly alter the appearance of the permitted proposal, and neither would the removal of two windows. In terms of adding a window that may cause overlooking, the windows on the extension being amended are at ground floor level, and therefore it is not deemed that any new positioning would introduce overlooking concerns. The first floor bathroom window on the western elevation is being increased in terms of its height. However, Condition 3 of this permission required that this bathroom window be obscured glass and non-opening below 1.7 metres above the finished floor level. This condition would still apply to this window, and therefore it is not considered that there are any overlooking concerns by virtue of increasing the height of the window. It is therefore deemed that the fenestration changes are a non-material change.

Additionally, the Council’s Built Heritage Officer is satisfied that all of the works are acceptable, and they are satisfied with the approval of the applications.

For these reasons, the proposal does not demonstrate that it would differ materially from what has already been approved, and therefore the application is 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:	6 August 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	7 August 2025