

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250707
Site Address:	12 Culver Lane, Earley, Wokingham, RG6 1DS
Expiry Date:	9 May 2025
Proposal: Application for non-material amendment to planning consent 242558 to alter the internal layout of the loft space and relocation of rooflights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
214084	Householder application for the proposed development for a single storey mono pitched	Application Withdraw 15/02/2022
220567	Householder application for the single storey rear detached building (Retrospective).	Refused and enforce 26/04/2022
242319	Pre-application advice for proposed side and rear extensions to existing bungalow, and addition of one floor to create a two-storey dwelling with additional habitable loft space.	Replied 27/09/24
242558	Full application for the proposed a replacement two-storey dwelling following demolition of the existing dwelling.	Approved 27/02/25
250007	Householder application for the erection of a modified outbuilding to form a residential annexe. (Part retrospective)	Approved 06/03/25

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment: The proposed changes include rearrangement of the internal layout. The approved plans first floor side windows are a shower and landing windows. The proposed alterations include replacing the landing window for a shower on the east side and replacing the shower window for a bedroom window on the west side. Given both windows would be obscured glazed as shown on plan CL12:006 Rev P2, these alterations would not have any adverse impact upon overlooking.

The plans also show the roof lights position altering, such change is considered to be minimal and would not result in harmful overlooking.

In conclusion, such alterations would however not materially alter the approved development and the proposed changes is non-material and acceptable.

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:	9 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	9 May 2025