

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250698
Site Address:	Paddock Farm, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB
Expiry Date:	21 April 2025
Proposal: Application for non-material amendment to planning consent 223032 to change the internal layout and fenestration of Plot 2.	

PLANNING HISTORY

Application No.	Description	Decision & Date
223032	Full application for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings	Approved: July 2023

APPRAISAL

Is the proposed change non-material?

Yes	☒
In 2009, the Government introduced a formal procedure for agreeing changes to an existing planning permission, to provide flexibility to facilitate small changes to consented schemes, without needing to apply for further planning permission. There is no statutory definition of what constitutes a non-material amendment. The Planning Practice Guidance sets out that they would be 'a less than substantial change', and that whether something is non-material depends on the specific context of a scheme. Application 223032 sought permission for the erection of 2no. dwellings, following the demolition of the existing properties. This non-material amendment application seeks to alter the approved development through changes to the fenestration and the internal layout of Plot 2. More specifically, the intention is to replace the roof lantern previously proposed on the single storey rear protrusion with 2no. roof lights, widen the first-floor window on the north elevation and remove the first-floor window on the south elevation. With regard to the internal layout, the primary alteration is to relocate one of the bedrooms in order to create an additional dressing room and ensuite. <i>Assessment</i> The changes to the internal layout and fenestration are minor alterations that would not have a significant impact on the approved scheme. As such, the proposed alteration is considered to be a non-material amendment to the original planning permission. 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:	31 March 2025
Earliest date for decision:	
Recommendation agreed by: (Authorised Officer)	
Date:	31 March 2025