

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250509
Site Address:	410 Wokingham Road, Earley, Wokingham, RG6 7HX
Expiry Date:	31 March 2025
Proposal: Application for non-material amendment to planning consent 222262 for a change to the design of the single storey side extension, plus alterations to fenestration.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
250048	Householder application for the proposed rection of a single storey front extension to create porch	Approved – 12 February 2025
222262	Householder application for the proposed single storey side extension, single storey rear extension plus conversion of loft to create habitable accommodation including 1no. rooflight, following demolition of existing conservatory.	Approved – 23 September 2022

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Assessment:	
This application seeks permission to amend the approved permission of application 222262. Namely to alter the shape of the side extension from a straight line parallel with the boundary, to two right angled sections and the addition of a rear door to the garage area. The proposed changes would not materially alter the external appearance of the dwelling when considering the whole approved development. These changes are not considered material. For the reasons stated above the proposals are deemed to non-material and therefore this 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	
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Recommendation:	Approve – the change is non-material
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Date:	14 March 2025
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Earliest date for decision:	
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Recommendation agreed by: (Authorised Officer)	
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MC

Date:	18.03.2025
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