

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243133
Site Address:	65 Mill Lane, Earley, Wokingham, RG6 7JF
Expiry Date:	8 January 2025
Proposal: Application for non-material amendment to planning consent 231418 for changes to fenestration.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
23500	Single storey rear extension to provide lounge, also erection of new single garage.	Approved 24/06/1985
211237	Householder application for the proposed single storey rear extension following demolition of existing single storey rear and conservatory, plus changes to fenestration.	Approved 22/06/2021
231418	Householder application for the proposed single storey rear and front extension, following demolition of existing conservatory, loft conversion with insertion of roof lights, raising of ridge height by 300mm, demolition of existing garage/store to replace with new garage/store room and changes to fenestration.	Approved 11/09/2023
242254	Application for non-material amendment to planning consent 231418 for changes to fenestration, altering the roof form of the original dwelling, changes to the front elevation, addition of a front porch canopy and insertion of a side dormer.	Refused 03/10/2024

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Assessment: This application seeks permission to amend the approved scheme (ref: 231418), by virtue of making some minor changes to the approved fenestration. There is no set definition for a non-material amendment, but it is a minor change. For this application the number of panels on the rear bi-fold doors is being reduced from 6 down to 5. The first floor front window has been moved slightly to the left on the front elevation. The side dormer windows are having their design changed so that they are top opening (they will still be obscured glazed). The ground floor side window on the	

southern elevation will now only have 1 opening panel as opposed to the 3 on the approved plan.

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 alterations would not require a change in description of the new development. Whilst changes to fenestration are proposed, the windows are remaining largely in the same location, it is mainly the design of the windows that is being altered. None of the changes to the fenestration would raise any overlooking concerns and the alterations would also not significantly alter the external appearance of the permitted proposal. It is therefore deemed that the proposed changes to the fenestration are a non-material change.

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:

16 December 2024

Earliest date for decision:

**Recommendation agreed by:
(Authorised Officer)**



Date:

16/12/24