

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250251
Site Address:	67 Hyde End Road, Shinfield, Wokingham, RG2 9EP
Expiry Date:	4 March 2025
Proposal: Application for non-material amendment to planning consent 230972 for changes to fenestration.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
42345	Two storey rear extension to form kitchen with bedroom over single storey side extension to form conservatory.	Approved 25/04/1994
230972	Householder application for the proposed erection of single storey side/rear extensions and a part first floor part two storey rear extension with 1 no. Juliet balcony and changes to fenestration, following demolition of existing single storey side and rear extensions and the detached double garage.	Approved 20/10/2023

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Assessment: This application seeks permission to amend the approved scheme (ref: 230972), by virtue of removing the side facing, high level en-suite window and inserting a new side facing rooflight to serve the primary en-suite bathroom. There is no set definition for a non-material amendment, but it is a minor change. For this application the side facing, high level en-suite window is being removed and a new side facing rooflight is being inserted to serve the room instead. 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. One window is being removed, and a rooflight is being inserted to the same room to replace the window. The en-suite bathroom which the rooflight will serve has a vaulted ceiling, and the rooflight will be approximately 3.6 metres above the finished floor level. The proposed rooflight would not introduce any overlooking concerns due to the height above the floor level and additionally it is not deemed that it would significantly alter the external appearance of the permitted proposal. It is therefore deemed that the proposed removal of the side high-level en-suite window and the insertion of a new rooflight 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: 4 March 2025

Earliest date for decision:

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



Date: 04/03/25