

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251786
Site Address:	1 Beech Cottages, White Horse Lane, Finchampstead, Wokingham, RG40 4LX
Expiry Date:	8 September 2025
Proposal: Application for non-material amendment to planning consent 200100 for changes to fenestration, internal alterations, raising of ridge and eaves, and change to ground floor footprint.	

PLANNING HISTORY

Application No.	Description	Decision & Date
200100	Householder application for the proposed erection of a part ground floor side extension including 1no roof light and part two storey side extension including 1no dormer to front roof and 1no dormer to rear roof and addition of 1no Juliet Balcony and 1no roof light. Following demolition of existing single storey rear. Changes to fenestration.	Approved: March 2020

APPRAISAL

Is the proposed change non-material?

Yes	☒
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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 200100 sought permission for a large-scale extension to the host property. This non-material amendment application seeks to alter the approved development through the following:

- Changes to fenestration.
- Raising of eaves (approximately 300mm) and ridge (approximately 135mm) of the two-storey extension.
- Changes to GF layout.
- Alteration to ground floor footprint (an approximate 2.8% increase in floor area proposed).

Assessment

The fenestration changes are minor alterations to the property and would not discernibly impact the appearance of the resultant dwelling.

Similarly to the above, the slight reconfiguration to the ground floor layout to include a utility room would not have had any material bearing on the previous application.

The extent in which the eaves and ridge are intended to be raised is negligible and would not fundamentally affect the appearance of the approved development. Whilst an assessment on whether a certain alteration constitutes a material change does not directly correlate to an assessment on character grounds, it is noted that the ridge of the extension would remain set down from the existing property, thus remaining a subservient addition.

The alteration to the ground floor footprint primarily relates to the joining elements between the extension and the host property, where it appears that the intention is to create a more practical link to the main dwellinghouse. Although this would result in a slight increase in floor space, the increase would be insignificant (less than 3% of the overall original extension proposed) and would not be overtly noticeable in comparison to what has previously been approved.

The changes to fenestration largely comprise alterations to the style and size of the already approved windows and there would be no added overlooking concerns as a result of the intended changes.

Overall, none of the alterations proposed would be considered substantial or consequential changes, individually or when considered together. As such, the non-material amendment 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:	29 August 2025

Recommendation agreed by: (Authorised Officer)	
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Date:	29/08/25
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