

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251423
Site Address:	Bohunt School Wokingham, Sheerlands Road, Arborfield, Wokingham, RG2 9GB
Expiry Date:	16 July 2025
Proposal: Application for non-material amendment to planning consent F/2015/0001 (151536) for elevation and floor plan amendments to suit updated requirements for the south wing, including changes to window locations and stair core orientation.	

PLANNING HISTORY

Application No.	Description	Decision & Date
151536	Application for erection of 1500 place Secondary School with associated sports facilities, parking provision and access roads within SDL site.	Approved 26.03.15
150787	Application for submission of details to comply with the following condition of planning consent F/2015/0001: 5. Detailed mitigation strategy for preservation of in situ archaeology relating to Phase 1 - school buildings.	Approved 26.05.15
151432	Application for submission of details to comply with the following conditions of planning consent F/2015/0001: 24. Access links. 31. Landscape and Environmental Management Plan. 32. Construction Environmental Management Plan.	Approved 03.06.15
151149	Application for submission of details to comply with the following condition of planning consent F/2015/0001: 27. Details of construction access for secondary school.	Approved 16.06.15
150062	Application for submission of details to comply with the following conditions of planning consent F/2015/0001: 12. Scheme detailing lighting of sports pitches/mugas. 35. External lighting scheme.	Approved 04.08.15
150221	Application for submission of details to comply with the following conditions of planning consent F/2015/0001. 17. 7 days written notice in relation to works. 38. Demolition.	Approved 11.08.15
152086	Application for submission of details to comply with the following conditions of planning consent F/2015/0001(26/3/2015) Phase 2. 5. Archaeology.	Approved 12.08.15
150581	Application for submission of details to comply with the following conditions of planning consent	Approved 05.04.16

	F/2015/0001: 14 Hard and soft landscape details 16 Protection of trees 36 Land contamination	
163087	Application for submission of details to comply with the following conditions of planning consent F/2015/0001 (26/03/2015) 20. Landscaping Management 21. Earth Mounding and Contouring 23. Site Access and Layout 26. Future Access 33. Future Phases 34. Water Supply 36. Land Contamination.	Approved 20.03.18
163414	Application for submission of details to comply with the following conditions of planning consent F/2015/0001 (26/3/2015). 8. Design and layout of Artificial Turf Pitch (ATP) & Multi Use Games Area (MUGA's). 11. Drainage & Topography. 28. Cycle parking. 29. Car parking.	Approved 09.01.20
150038	Application for submission of details to comply with the following condition of planning consent F/2015/0001: 39. Surface water drainage scheme.	Approved 19.03.20
171862	Discharge of conditions application for the submission of details to comply with the following conditions of planning consent F/2015/0001: 9. Hours of work 13. Community Use Scheme 14. Landscaping and Trees 22. Travel Plan	Approved 19.03.20

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed amendments relate to modifications to the internal floor layout and elevations of the south wing of the Bohunt School in Arborfield. The amendments include changes to window locations and to the orientation of the stair core on the eastern end of the wing.

The supporting information refers the school's needs for the classrooms accommodation have changed since the original permission was granted, and the amendments reflect the accommodation that is currently required to better serve the school's needs.

The proposed amendments are very minor in the context of the school and do not seek to alter the overall scale, mass and height of the building as originally approved, nor its overall appearance. As such, the amendments are considered to be non-material.

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.
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Date:	25 June 2025
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Earliest date for decision:	N/A
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Recommendation agreed by: (Authorised Officer)	
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Date:	25/06/2025
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