

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242307
Site Address:	Frankforte, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS
Expiry Date:	5 October 2024
Proposal: Application for non-material amendment to planning consent 231661 to allow changes to the front windows, omission of 1 x dormer window and porch amendments to allow for new staircase position.	

PLANNING HISTORY

Application No.	Description	Decision & Date
071814	Proposed erection of two storey front and rear extension, plus creation of first floor to dwelling.	Approved 03/01/2008
231661	Householder application for the proposed erection of a first floor front extension to include 1 no. Juliet balcony, plus creation of an external wheelchair ramp to provide access to the ground floor. A two storey rear extension with 1 no. balcony following the demolition of the existing single storey canopy. Raising of the roof to create habitable accommodation including 24 no. solar panels, also demolition of the existing chimney stack.	Approved 02/10/2023

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 231661), by virtue of altering the front windows, omission of 1 no. front facing dormer, and porch amendments to allow for a new staircase position.

There is no set definition for a non-material amendment, but it is a minor change. For this application the front elevation would see some minor changes to allow for the staircase to be relocated.

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 this proposal would conflict with any of these points such as:

‘Material changes to the dimensions or nature of the proposal’

‘Changes in the red line’

‘Moving a building or external walls’

‘Introducing an element which would require wider technical consultation’

‘Significantly altering the external appearance of the permitted proposal’

‘Adding a window that may cause overlooking’.

The proposed alteration would not require a change in description of the approved development. No new windows that may raise overlooking concerns are being proposed. The omission of one of the front facing dormers would slightly reduce the bulk of the approved development, and it is not deemed that this would significantly alter the external appearance of the permitted proposal in a way that would be harmful to the character of the area. The amendment to the porch is also minor and would not be considered as a material change to the scheme.

For these reasons, the proposal does not demonstrate that it would differ substantially 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:	3 October 2024
Earliest date for decision:	2 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	03/10/24