

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252041
Site Address:	410 Wokingham Road, Earley, Wokingham, RG6 7HX
Expiry Date:	25 September 2025
Proposal: Application for non-material amendment to planning consent 222262 (as amended by 250509) for the addition of 1 no. Juliet balcony and changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250509	Application for non-material amendment to planning consent 222262 for a change to the design of the single storey side extension, plus alterations to fenestration.	Approved- 18 March 2025
250048	Householder application for the proposed rection of a single storey front extension to create porch	Approved – 12 February 2025
222262	Householder application for the proposed single storey side extension, single storey rear extension plus conversion of loft to create habitable accommodation including 1no. rooflight, following demolition of existing conservatory.	Approved – 23 September 2022

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment: The application seeks permission to alter the rear dormer window for the dressing room from a window to a Juliet balcony.

The proposed Juliet balcony would not result in harmful overlooking as it does not introduce any elevated platform for external use. The level of intervisibility and outlook between properties remains comparable to the approved window. Therefore, such alteration would not have a harmful impact upon neighbouring amenities.

In conclusion, such alteration would result in a small difference to the appearance of the dwelling as proposed under 222262 and the proposed changes is non-material and acceptable.

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:	24 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24 September 2025