

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251382
Site Address:	10 Luckley Wood, Wokingham, RG41 2EW
Expiry Date:	8 July 2025
Proposal: Application for non-material amendment to planning consent 250366 for changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250366	Householder application for the proposed single storey side and rear extension. Plus, the installation of a patio, roof lights and changes to fenestration. Following the demolition of the existing conservatory and the existing decking.	Approved 04/04/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Site Description:

This application relates to a detached, two-storey dwelling situated within an established residential area. The neighbourhood is predominantly characterised by similar detached, two-storey homes that share a broadly consistent architectural style and design.

Proposal:

The application seeks approval for a non-material amendment to the previously approved scheme. The proposed changes include the following:

- Front Elevation: The ground floor window on the front elevation is to be slightly enlarged – materials will be to match existing.
- Roof Lights: Adjustments to the size and positioning of the roof lights on the flat roof section of the approved rear extension due changes to the internal layout. These are proposed to be in the same material approved under application ref. 250366.
- Bifold Doors: Revisions to the layout of the bifold doors on the rear elevation.

On review of the amended drawings, it is concluded that the proposed changes do not introduce any new elements that would significantly alter the visual impact of the property. Furthermore, these amendments are not expected to adversely affect the amenity of existing or future occupants of the adjoining properties. Consequently, the proposal is 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.
Date:	4 July 2025
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	Approve <i>BJC</i>
Date:	04/07/2025