

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252182
Site Address:	70 Reading Road, Wokingham, Wokingham, RG41 1EL
Expiry Date:	13 October 2025
Proposal: Application for non-material amendment to planning consent 251462 to allow changes to fenestration.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
17281	Single storey addition to provide extensions of kitchen and lounge.	Approved 13/04/1982
251462	Householder application for the proposed erection of front canopy roof, part single and part two storey rear and side extension, changes to fenestration, instalment of solar panels and erection of detached garage and access ramp.	Approved 15/08/2025

APPRAISAL	
Is the proposed change non-material?	
Yes	☐
No	☒
Assessment: This application seeks permission to amend the approved scheme (ref: 251462), by virtue of retaining an existing window that was to be blocked up, and by replacing one existing window on the front elevation with a similar sized window. Plus, the enlargement of the study room and the insertion of a balcony above. There is no set definition for a non-material amendment, but it is a minor change. For this application, fenestration is being amended, the size of the study is increasing, and a first-floor front balcony is being introduced. There is a general set of points for which an application for a non-material amendment is assessed against, and it is considered that the proposal would conflict with some of these points: • Significantly altering the external appearance of the permitted proposal. • Amending the description of the development or introducing new element(s) which were not part of the original scheme. • Adding a window that may cause overlooking. The proposed retention of the window would not significantly alter the appearance of the proposal or introduce a new element. Additionally, as the window is existing, it is	

not deemed that any overlooking concerns would be introduced by its retention. This element of the proposal is deemed as being non-material.

For the replacement window on the front elevation, this would increase the height of the window by 0.2 metres, and it is not considered that this would significantly alter the appearance of the dwelling or introduce any overlooking concerns. This element of the proposal is deemed as being non-material.

The study room is being enlarged, and this will see the depth of the room being increased by 1.25 metres. Additionally, a first-floor balcony is to be inserted above the study, and the bedroom windows are being replaced with patio doors to allow access to the balcony. The increase in size of the study would be relatively significant and would alter the external appearance of the dwelling, and the insertion of a balcony would also introduce a new element that would require a change in the description. Additionally, the insertion of a balcony could raise overlooking concerns, and this would require an assessment on the potential impact to neighbouring amenities. Therefore, this element of the proposal is not a non-material change.

For the reasons stated above, it is deemed that the proposed alterations would be material changes, and therefore the application is recommended for refusal.

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:	Refuse – the change is material because it would introduce a new element to the scheme that could raise overlooking concerns and it would increase the volume of built form.
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Date:	9 October 2025
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Recommendation agreed by: (Authorised Officer)	
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Date:	09/10/25
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