

Date: 28 August 2024
Application: 241995



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr Mark Burnett,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 241995

Site Address: 4 Harcourt Drive, Earley, Wokingham, RG6 5TJ

Proposal: Application for non-material amendment to planning consent 240482 for changes to fenestration, addition of front and rear pitched roofs and insertion of a rooflight.

I refer to your application for a non-material amendment registered on 2 August 2024 under the above reference number. The proposal is for:

The changes to fenestration, addition of front and rear pitched roofs and insertion of a rooflight as shown on plans 24-021-11-05A.

Reason: The change in roof form from flat to mono pitch is not considered to be a non-material amendment. The alteration would result in a material difference to the appearance of the dwelling as proposed to be extended under 240482. Whilst there may be a difference in volume, the change in roof form is significantly different considering the rest of the alterations are flat. This alteration would materially alter the overall appearance of the proposal. The impact would not be materially same as the approved plans.

Wokingham Borough Council does not accept the alterations referred to and shown in the plans above as non-material amendments and therefore requires a further planning permission due to the following reason:

As the change is considered to be material application 241995 is therefore refused.

Yours sincerely,

MHead

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Head of Development Management - Place & Growth