

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250718
Site Address:	Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX
Expiry Date:	23 April 2025
Proposal: Application for non-material amendment to planning consent 241468 to enable changes to fenestration and brickwork details.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241468	Application to vary condition 2 and remove condition 22 of planning permission [230743] dated 28/09/2023 for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 14 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions. Condition 2 refers to Approved details, and condition 22 refers to obscure glazing in unit 1	Approved 10/10/24
230743	Full application for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 14 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building.	Approved 28/09/23

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed non-material amendment seeks to make several revisions to fenestration and brickwork detailing across the building. A full schedule of amendments have been submitted with each proposed change having a revision reference number which can be identified on the submitted plans. The schedule and plans have been cross referenced by Officers.

The proposed fenestration alterations relate to the omission of previously approved doors/ windows in communal spaces, and some windows within the proposed flats being reduced in scale and some increasing slightly in scale. The windows that are increasing/ decreasing in scale would still be in the same location as previously approved. As a result of these changes, it is still considered that the building would result in a suitable level of outlook and natural light for future occupiers and would not result in any additional harm above and beyond that identified in the original application for neighbouring properties. In the context of the scheme, these amendments are small scale and are proposed due to health and safety/ building regulations and to ensure the windows would not clash with internal fittings such as kitchen worktops.

Brickwork detailing around some of the windows is also proposed to be extended which in visual terms is acceptable. The fenestration alterations are also considered acceptable in design terms, again with the changes being minor.

Overall, individually and cumulatively, the proposed amendments are considered to be non-material in the context of original scheme.

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: 16 April 2025

Earliest date for decision:

**Recommendation agreed by:
(Authorised Officer)**



Date: 16/04/25