

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260346
Site Address:	11 Byron Road, Earley, Wokingham, RG6 1EP
Expiry Date:	9 March 2026
Proposal: Application for non-material amendment to planning consent 242840 to allow changes to rear fenestration, internal alterations and changes to render material.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242840	Householder application for the proposed erection of a new front porch, two storey front and side extension, single storey rear extensions with installation of roof lights following the demolition of the existing conservatory and changes to fenestration.	Approve 6th January 2025

APPRAISAL

The proposal seeks permission for alterations to existing fenestrations and comprise: the removal of the kitchen window on the south-facing elevation; the replacement of the rear glazed doors serving the orangery with a window; the replacement of the north-facing glazed doors serving the orangery with a window; and the substitution of the existing glazed double doors to the kitchen/breakfast room with a new triple-casement window. The internal alterations will facilitate the enlargement of the kitchen breakfast room and removal of the pantry kitchen. The external walls will be rendered.

Therefore, the proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal. The impact would be materially same as the approved plans.

Is the proposed change non-material?

Yes	☒
No	☐

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:	12 February 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	12/02/26