

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242095
Site Address:	22 Lindberg Way, Woodley, Wokingham, RG5 4XE
Expiry Date:	12 September 2024
Proposal: Application for non-material amendment to planning consent 231655 to change the pitched/sloped roof to a flat roof.	

PLANNING HISTORY

Application No.	Description	Decision & Date
231655	Householder application for the proposed erection of a single storey rear extension plus first floor side extension.	C/A – 06/10/2023

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning consent was granted for the erection of a single storey rear extension and first floor side extension. This non-material amendment application proposes the alteration of the roof form of the single storey rear extension from the approved pitched roof with 3no. rooflights to a flat roof with 1no. roof lantern. There are no proposed amendments to the approved first floor side extension.

While the proposed alteration would result in a visually different extension, the change in roof form would not increase the overall bulk and size of the scheme with the amendment resulting in a reduced ridge height with no material change to the impact on neighbour amenity. The introduction of a roof lantern would not materially change the proposal for a single storey rear extension or raise any concerns in respect of neighbour amenity.

Therefore, the proposal would not materially change the approved scheme nor have a detrimental effect upon the visual amenity or neighbour amenity.

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:	10 September 2024
Earliest date for decision:	
Recommendation agreed by: (Authorised Officer)	
Date:	10/09/24