

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260506
Site Address:	15a Nine Mile Ride, Finchampstead, Wokingham, RG40 4QD
Expiry Date:	29 March 2026
Proposal: Application for non-material amendment to planning consent 252401 for fencing replacement.	

PLANNING HISTORY

Application No.	Description	Decision & Date
252401	Householder application for the proposed driveway automatic gate, pedestrian gate, low wall and fence to street frontage.	Approved 26/11/25

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment: Under a Non-Material Amendment application, the Local Planning Authority must be satisfied that the amendment would not have any material impact on the external appearance or neighbouring amenity.

The replacement of the aluminium open fencing above the low brick wall with a 2m brick wall does not alter the approved height, alignment, or overall design intent of the boundary treatment. The revised material remains visually compatible with the approved frontage, introduces no new amenity or highway impacts. Therefore, the proposal would not result in material change and considered to be a non-material amendment.

In conclusion, such alteration would result in a small difference to the appearance of the proposal under 252401 and the proposed change is considered to be a non-material change.

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:	25 March 2026
Recommendation agreed by: (Authorised Officer)	
Date:	25 March 2026