

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242476
Site Address:	21 Seaward Drive, Wokingham, RG40 5AS
Expiry Date:	1 November 2024
Proposal: Application for non-material amendment to planning consent 233101 to omit sections of white render and use matching brick for the external walls.	

PLANNING HISTORY

Application No.	Description	Decision & Date
233101	Householder application for the proposed erection of replacement front porch canopy, first floor side extension, part single part two storey rear extension plus changes to fenestration following part conversion of existing garage to create habitable accommodation.	Approve 21/02/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

This application seeks a non-material amendment to planning consent 233101 to replace the render on the exterior walls of the extensions with brick.

Government guidance on 'non-material amendments' does not define what changes may be treated as 'non-material'. Section 96A of the Town and Country Planning Act 1990 states that *"in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted."*

A judgement on "materiality" is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.

The cumulative effect of the proposed amendments has been assessed against application 233101. The proposed changes are inconsequential in terms of their scale and magnitude in relation to the overall development. The changes do not fundamentally change the nature, scale or footprint of the proposal.

The amendment consists of replacing the rendered exterior walls of the extensions with brickwork to match the existing dwelling.

The amendments do not change the red line plan and there is no change in the dimensions of the approved scheme.

The proposed changes do not require consultation and would cause no material impact on neighbours or statutory bodies or result in loss of privacy or amenity to neighbours for which any concern was raised during the planning application.

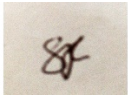
In the context of the original scheme and the above, the proposed changes are not considered material.

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:	24 October 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	29.10.24