

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252408
Site Address:	12 Coningham Road, Shinfield, Wokingham, RG2 8QP
Expiry Date:	3 November 2025
Proposal: Application for non-material amendment to planning consent 213947 to allow changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
213947	Full application for the proposed erection of 1no. dwelling with associated parking and landscape works.	Approved, 14/02/2022
211377	Full application for the proposed erection of 1no. dwelling house with associated parking and landscape.	Refused, 22/06/2021
232943	Application for submission of details to comply with the following condition of planning consent [213947] Full application for the proposed erection of 1no.dwelling with associated parking and landscape works dated [14/02/2022]. Condition 6) Vehicular Access/Visibility Splays, 9) Electric Vehicle Charging Strategy, 10) Landscaping Scheme, 13) biodiversity enhancements scheme, 15) Drainage system	Approved, 15/04/2024
241956	Householder application for proposed erection of a two storey side extension following demolition of the existing attached garage.	Approved, 19/09/2024

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

This application seeks non-material amendments to planning consent 213947 for the following:

- The installation of a front facing roof window.
- The installation of a first-floor side facing window
- The re-positioning of a first-floor rear facing window.

Although not explicitly stated in the description of development, the submitted proposed elevation drawings indicate the installation of window sills at ground floor level and an overall increase in the dwellings ridge height by approximately 5 cm.

Whilst the proposed changes are minor in relation to the overall appearance of the dwelling, the inclusion of the new first-floor east side window adjacent to the rear patio and garden area of No.12 Coningham Road could give rise to a perception of overlooking and associated loss of privacy. This concern remains notwithstanding that this window appears to be shown as obscure glazed, as its introduction could still create a sense of overlooking and would prevent neighbouring residents from being formally consulted on its position. As such, this element of the proposal would be a material change from the permitted application.

The amended plans show the first-floor tile hanging using a different drawing style from the approved drawings. The NMA application does not indicate that any change to the approved tile hanging is proposed, and this variation is therefore considered to result from a change in drawing presentation rather than a physical alteration to the scheme. It is, however, noted that the first-floor tile hanging on the east side elevation has not been constructed on site. As such, this non-material amendment (NMA) cannot be used to regularise that change as it is not depicted in the submitted drawings.

In addition, the building appears to be completed. A non-material amendment is a mechanism to vary a planning permission, not to retrospectively authorise alterations to a completed development once the planning permission chapter has closed. In any event, the differences are considered to be material, and therefore the matter falls outside the scope of an NMA and does not require further consideration under this application.

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:	Refuse – the change is material.
Date:	14 October 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	03.11.2025

