

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250515
Site Address:	5 Chatton Close, Earley, Wokingham, RG6 4DY
Expiry Date:	11 April 2025
Proposal: Application for non-material amendment to planning consent 242371 to alter the eaves height and roof form of the proposed first floor / two storey extension, plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242371	Householder application for the proposed erection of a single storey front extension, part first floor part two-storey side extension and a single storey rear extensions, along with a garage conversion to create habitable accommodation and changes to fenestration.	Approved 12/12/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 242371), by virtue of amending a technical error of the eaves of the proposed first floor extension where they did not match in height on the side elevations when compared to the front and rear elevations. The approved 0.45m set down in ridge height and height of the single storey side element would remain the same. The single storey rear element is being amended from a pitched roof to a pitched roof with a flat roof section, and the rooflight will be replaced with a roof lantern. The ground floor doors and window on the north-eastern side elevation have been omitted, and a new window been inserted at first floor level on the south-western side elevation. Additionally, the approved ground floor bathroom window has been re-located closer to the front of the dwelling.

There is no set definition for a non-material amendment, but it is a minor change. For this application the technical error with the eaves height has been addressed, the roof of the approved single storey element has been altered, and there are changes to fenestration.

There is a general set of points for which an application for a non-material amendment is addressed against, and it is not considered that the proposal would conflict with any of these points such as:

- Amending the description of development or introducing new element(s) which were not part of the original scheme.
- Significantly altering the external appearance of the permitted proposal.
- Adding a new window that may cause overlooking.

The proposed alterations would not require a change in description of the new development. The amendment to the eaves height was addressing a technical error, and this would not significantly alter the external appearance of the permitted proposal. The slight changes to the roof of the single storey rear element are not increasing the bulk of the property along the boundary. The roof light is being changed to a roof lantern, but it is not deemed that this differs significantly from what is already approved. Additionally, the removal of the ground floor fenestration on the north-eastern elevation would not materially alter the approved scheme and neither would the slight re-location of the approved ground floor bathroom window on the south-western side elevation.

The proposed new first floor bathroom window on the south-western elevation would serve an en-suite bathroom as identified on the submitted proposed first floor plan. It is highly likely that the window would be obscure glazed, thus meaning the window is unlikely to introduce any concerns of overlooking. Additionally, this window is sited further forward on the dwelling, than the approved first floor side window. This new window would therefore offer significantly less overlooking across the private amenity space of the neighbouring property compared to the already approved window. Thus, it is not deemed that this new window would introduce any significant overlooking concerns.

For these reasons, the proposal does not demonstrate that it would differ materially from what has already been approved, and therefore the application is recommended for approval.

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:	11 April 2025
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	11/04/25