

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 March 2026

Application Number: 260141

Location: 20 Martyn Crescent, Shinfield, Wokingham, RG2 9WF

Proposal: Application for non-material amendment to planning consent (240964) to allow alterations to the approved garage conversion, including revised glazing to the front elevation and a reduced link between the main dwelling and the office/study.

Recommendation: Approve

Conditions and/or Reasons

1. The proposed reduction in size of the rear extension, relocation of the sliding doors on the side elevation of the garage, and the correcting plotting of the garage as shown on plans

(p2e/uk/1086630/1462845), (20 MC PBR01a), (20 MC PBR02a), (20 MC PBR03a), (20 MC PBR04a), (20 MC PBR05a), (20 MC PBR06a), (20 MC PBR07a), (20 MC PBR08a), received by the Local Planning Authority on 20/01/2026 & 19/03/2026.

Reason: The alteration would not require a change in description from the approved development, it would not significantly alter the appearance of the scheme or the volume of built form, and it would not introduce a window that would raise overlooking concerns. For these reasons, the proposal does not demonstrate that it would differ substantially from what has already been approved.

Recommendation and conditions/reasons agreed:

Date: 19/03/26

REMEMBER - The earliest date for a decision on this application is: **16 March 2026**