

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260501
Site Address:	Foxhaven, Remenham Church Lane, Remenham, Wokingham, RG9 3EX
Expiry Date:	27 March 2026
Proposal: Application for non-material amendment to planning consent 242664 for proposed rear loggia and alterations to rear elevation.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250235	Application for non-material amendment to planning consent 242264 (variation of planning consent 221887) for changes to external materials, the reconfiguration of the gables on the north elevation and minor changes to oak framing and buttresses.	Approved – 21/02/2025
242664	Application to vary condition 2 of planning consent 221887 for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings. Condition 2 refers to the approved details and the variation is to replace the proposed drawings with those approved under subsequent planning consent 233130 (as amended by application 242283).	Conditionally Approved – 16/01/2025
221887	Full application for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings.	Conditionally Approved – 11/10/2022

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning consent was granted for the demolition of the existing 3no. dwellings and the erection of 1no. 5 bedroom dwelling with associated access and parking (ref 221887). The original consent was then subsequently varied by consent ref 242664, and a non-material amendment application was approved on 21/02/2025. This non-material amendment application proposes changes to the appearance and form of the approved dwellinghouse. These consist of:

- A reconfiguration of the gable features on the rear (north-facing) elevation including the reduction in size of 4no. gables, first floor balconies and oak

framing.

The reconfigured rear elevation would result in a notable reduction in size and a scaled back design compared to the approved rear elevation. However, it would remain in keeping with the overall design of the approved dwelling and would enhance the appearance and form of the central gable to be retained. It would therefore not detract from the appearance of the approved dwelling.

- The addition of a loggia on the side (west facing) elevation.

The proposed loggia would add additional bulk to the west facing elevation of the approved dwelling. However, it would appear as a proportionate addition to the size and form of the main dwelling due to its complementary form, materials and open-sided nature. Moreover, the additional bulk would be offset by the reduction of the gable features at the rear and therefore this proposed amendment would not increase the total volume of built form approved. Measurements of the submitted plans confirm that the timber framing would not encroach the agreed 15m buffer zone from the adjoining ancient woodland.

- The proposed use of brick detailing at first floor level.

The proposed brick detailing would enhance the appearance of the approved dwelling while remaining in keeping with the overall design principles of the scheme. The detailing would also complement the approved roof tiles and knapped flint panels. Therefore, the external finish would remain acceptable and would not detract from the overall appearance of the approved dwelling.

Therefore, the proposed amendments would not materially change the approved scheme or introduce any additional impact upon the street scene, local character or neighbour amenity.

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:	13 March 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	13/03/26