

**NON-MATERIAL AMENDMENT**  
**DRAFT DECISION NOTICE**



**Expiry Date:** 16 July 2026

**Application Number:** 261445

**Location:** 16 Northbury Lane, Ruscombe, Wokingham, RG10 9LQ

**Proposal:** Application for non-material amendment to planning consent 260051 to allow minor modifications to the internal wall positions and layout, minor amendments to the size and arrangement of the front door opening, enlargement of window and to change the porch roof from a gable roof to a hipped roof.

**Recommendation:** Approve

**Conditions and/or Reasons**

1. The amendments to consent 260051 (dated 06/03/2026) are as follows:

- Alteration to the porch roof, replacing a gable roof with a hipped roof form.
- Alterations to the design of the entrance door.
- Alterations/enlargements of porch fenestration.
- Internal modifications.

As shown on plans numbered 2607-PL-001 received by the Local Planning Authority on 18/06/2026.

Recommendation and conditions/reasons agreed:

*JMM*

Date: 6 July 2026

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