

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242770
Site Address:	6 Waring Close, Earley, Wokingham, RG6 4JE
Expiry Date:	28 November 2024
Proposal: Application for non-material amendment to planning consent 241864 to amend the approved crown roof structure to a dual hipped roof structure, plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241864	Householder application for proposed two storey side extension, single storey rear extension and garage conversion to create habitable accommodation.	Approved 21/08/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed amendments to the roof form would replace the originally permitted hip to flat (crown) roof form with a dual hipped form, plus minor changes to fenestration.

The proposed amendments to fenestration are negligible and are considered non-material amendments to the originally approved scheme.

On the other hand, the roof form alterations would be a noticeable visual change from the public realm due to the site's prominent road bend location. Therefore, the proposals would materially alter the appearance of the extension originally approved and its impact on the character of the area. They therefore cannot be considered non-material amendments to the originally approved scheme.

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 November 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.11.2024