

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242777
Site Address:	4 Charlton Close, Finchampstead, Wokingham, RG40 4YQ
Expiry Date:	29 November 2024
Proposal: Application for non-material amendment to planning consent 223168 to change fenestration and alter the internal layout, reduce the depth of the single storey rear extension from 3m to 2m and install an ASHP.	

PLANNING HISTORY

Application No.	Description	Decision & Date
223168	Householder application for the proposed part-garage conversion, two storey side extension, single storey rear extension with changes to fenestration.	Approve 23/11/22
230150	Application for non-material amendment to planning consent 223168 to allow the addition of a roof light, repositioning of proposed roof lights and changes to fenestration.	Approve 24/01/23

APPRAISAL

Is the proposed change non-material?

Yes	
No	X

Assessment:

The changes to the approved scheme includes:

- Windows next to front door – Extra window and full height as shown on plan and elevation
- Rear extension reduced from 3m to 2m as shown on plan and elevation
- Rear sliding door changed to bifold and a full height window as shown on plan and elevation
- Internal ground floor layout amended along north and east as shown on plan
- Proposed ASHP to north elevation as shown on plan and elevation
- Internal first floor layout amended, bedroom 3/4 as shown on plan
- Remove existing window in bedroom 3 and proposed a larger window to match bedroom 2 as shown on plan and elevation

Some of the external changes would be visible from a public viewpoint along Charlton Close, with the majority not being visible from a public location. These alterations would result in a small difference to the appearance of the dwelling as proposed under 223168.

However, the inclusion of ASHP to north elevation would result in a material change given its noise and potential impact upon neighbouring properties and thus would

require a new planning application.

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
Date:	26 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	28.11.2024