

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261640
Site Address:	Parcel 10, Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	11 August 2026
Proposal: Application for non-material amendment to planning consent 231095 for Juliette balconies to be removed from all the non-opening windows on all the elevations of all flat block plots, including elevational material treatment to the rear of Flat Block 4.	

PLANNING HISTORY – the below planning history refers to Parcel 10 only.

Application No.	Description	Decision & Date
O/2014/2179	Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems. PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	Approved 09/01/2017
181194	Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non-residential uses; 13.The primary school; 14.Employment land; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment;	Approved 14/11/2018

	46.Surface water drainage scheme; 64. SANG landscape scheme.	
231095	Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 256 dwellings across Parcel P10 with access via the Nine Mile Ride Extension (NMRE) and Southern Bus Loop, associated internal roads, provision of Public Open Space and play areas, together with parking, cycle ways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 20/12/2023
232137	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 57 relates to land contamination, and the application is for a part discharge of this condition relating to Parcel 10 only.	Approved 28/03/2024
240297	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 43 Construction Environment Management Plan.	Withdrawn 11/11/2024
240113	Application for submission of details to comply with the following condition of the Reserve Matters Approval (231095) dated 20/12/2023. Condition 11 Electric Vehicle Charging Strategy.	Approved 24/02/2025
240422	Application for submission of details to comply with the following condition of planning consent 231095 20/12/2023 . Condition 14 Noise Impact assessment.	Approved 24/02/2025
241599	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 29 Badgers. In relation to Parcel P10.	Approved 26/02/2025
240448	Application for submission of details to comply with the following condition of planning consent 231095 dated 20/12/2023. Condition 4 relates to external materials.	Approved 17/09/2025
240195	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Part Discharge Conditions 32. Detailed Design of Roads. 33. Construction Access (in relation to P10 only).	Approved 08/05/2026
240496	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 55 relates	Approved 08/05/2026

	to lighting and the application is for a part discharge of this condition relating to Parcel 10 only.	
250302	Submission of details to comply with the following condition of planning consent O/2014/2179 (140764) in relation to Parcel P10. Condition 43 relates to Construction Environmental Management Plan (CEMP).	Approved 08/05/2026
231702	Application for submission of details in relation to parcel P10 to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 17 Arboricultural Impact Assessment 19 Protection of Existing Trees and Vegetation 20 Levels 21 Landscape and Ecological Management Plan 22 Woodland 23 Hedgerows 24 Bats 26 Reptiles 28 Ecological Permeability 29 Badgers 30 Non-native Invasive Species 35 Car Parking 36 Bicycle Parking 39 Walking, Cycling and Equine Strategy 49 Low and Zero Carbon Technologies 50 Lifetime Homes 51 Other Sustainability Matters 52 Water Consumption 53 Refuse and Recycling Storage 61 Programme of Archaeological Investigations 65 Access to the SANG.	Approved 17/07/2026
240490	Application for submission of details to comply with the following condition of planning consent 231095 dated 20/12/2023. Condition 5 relates to levels.	Approved 17/07/2026
240491	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 20 relates to levels and the application is for a part discharge of this condition relating to Parcel 10 only.	Approved 17/07/2026
240492	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 47 relates to wetland features and the application is for a part discharge of this condition relating to Parcel 10 only.	Approved 17/07/2026
240641	Application for submission of details to comply with the following condition of planning consent 231095 dated 20/12/2023. Condition 6 relates to a Hard and Soft Landscaping Scheme.	Approved 17/07/2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The NPPG states there is no statutory definition of what constitutes 'non-material' as each case are taken on their own merits, dependent on-site specific context at the time of submission. The LPA must be satisfied that the amendment sought is 'non-material' to grant approval under section 96A of the Town and Country Planning Act (TCPA) 1990.

This NMA application seeks to remove Juliette balconies from all the non-opening windows on the elevations of all flat blocks (Plots 577-588, 601-614, 633-644, 667-674, 681-688, 702-718, 730-737, 750-757, 758-765 and 807-826) and amendment to the elevational material treatment to the rear of Flat Block 4. This will be the replacement from brick to weatherboarding.

Removal of balconies - The balconies on the non-opening windows would not have provided a function as an accessible amenity space by future occupiers, and whilst their removal impacts the visual appearance of the Apartment blocks, this is not considered detrimental or to materially affect the overall character and quality of the scheme, either individually or when read across the wider development.

Weather-boarding material – The applicant has confirmed HardiePlank Anthracite Grey (Wood Grain) is to be used as the weather boarding material to replace the brick on parts of the rear elevation of Flat Block 4 (top of gable ends). This material has been approved under the discharge of the materials conditions for the remaining blocks under ref: 240448. The replacement of the material will provide continuity across the appearance of the apartments blocks.

Overall, the amendments are considered to be minor and non-material within the context of the planning approval.

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:	27 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07/08/2026