

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250529
Site Address:	47 Simons Lane, Wokingham, RG41 3HG
Expiry Date:	2 April 2025
Proposal: Application for non-material amendment to planning consent 241871 to allow changes to fenestration. (Retrospective)	

Application No.	Description	Decision & Date
163519	Full planning application for the proposed erection of a new 4 no bedroom dwelling following demolition of existing bungalow.	Approved, 05/07/2016
162232	Full planning application for the proposed erection of a new 4 no bedroom dwelling following demolition of existing bungalow.	Refused, 07/11/2016
180314	Full application for the proposed erection of a replacement 5 bedroom dwelling following demolition of existing dwelling and retention of existing garage.	Approved, 11/04/2018
200805	Full Planning application for the proposed erection of a 1no. three bedroom dwelling following demolition of existing dwelling.	Approved, 17/06/2020
211168	Application for submission of details to comply with the following condition of planning consent 200805 dated 17/06/2020. Condition 3. External Materials. 4. Landscaping. 5. Protection of trees. 6. Bat licencing.	Approved, 13/06/2021
241871	Householder application for proposed erection of a single storey front extension to create porch, two storey rear and side extension along with changes to fenestration to include additional roof lights, detached garage with associated driveway entrance and dropped kerb plus removal of the 2no existing chimneys.	Approved, 10/10/2024
242807	"Application for submission of details to comply with the following condition of planning consent 241871 dated 11.10.2024. Condition 7 relates to submission of a Natural England Licence."	Approved, 19/11/2024
242863	Application for non-material amendment to planning consent 241871 to allow changes to fenestration.	19/11/2024

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
This application seeks further non-material amendments to planning consent 241871, following the previously approved NMA under reference 242863, for the following: • Reposition two floor-to-ceiling windows serving the family room on the side elevations approximately 0.5 metres northwest. In the context of the original scheme, the proposed changes are non-material minor amendments and would not ultimately change the scope of the permission or create a materially different impact with regard to neighbour and design considerations.	
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:	24 March 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.03.2025