

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260301
Site Address:	Land east of Gorse Ride South, south of Whittle Close, and to the north and south of Billing Avenue and Firs Close, Finchampstead, RG40 9JF
Expiry Date:	Extended to 17 March 2026
Proposal: Application for non-material amendment to planning consent 222001 to reduce the eaves height of HT3 and HT4 by 3 courses; omission of roof lights and width reduction of rear openings to HT1 and HT2, and to split the terraced plots 157-160 into two pairs of semi-detached homes.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
B/1/66	Residential development	Approved 8/7/1967
181951	Land at Arnett Avenue and Barkham Ride, RG40 4EE. Full application for the proposed erection of 46 no. dwellings (10 houses, 36 flats) with associated parking and landscaping, following demolition of existing buildings. [OFFICER NOTE: neighbouring site, referred herein as phase 1).	Approved 31/10/2018
200545	Screening Opinion application for an Environmental Impact Assessment for a proposed redevelopment of the existing Gorse Ride South Estate, comprising the construction of up to 265 units with associated access, parking, and private and public open spaces.	30/03/2020 Not EIA development
202133	Full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage	Approved 19/02/2021
213155	Full application for the proposed temporary change of use from a residential bungalow (Use Class C3(a)) to community engagement and housing office space (Use Class E(g)(i)) with	Approved 18/10/2021

	associated internal alterations, hard surfacing to form new wheelchair access and changes to fenestration.	
222001	Application to vary conditions 2 (approved plans), 24 (affordable housing), 28 (landscape management) and 35 (planning obligations) of planning consent 202133 (full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage). The application seeks to introduce variation to the design of the approved scheme.	Approved 12/10/2022
231632	Application for approval of details reserved by condition 36 of planning consent (222001) dated [08/12/2023]. Condition 36 refers to Detailed Design - showing all elevations of the development phases.	Approved 25/01/2024
232547	Application for submission of details to comply with the following condition of planning consent 222001 dated 08/12/2022. Condition 22 Fire hydrants.	Approved 25/01/2024
240045	Application for submission of details to comply with the following condition of planning consent [222001] dated [12/10/2022]. Condition 11, Gas Protection Verification Report - Phase 2A Plots 1-37 Phase 2B and 2C report omitting the requirement for gas verification.	Approved 25/01/2024
232305	Application for submission of details to comply with the following condition of planning consent 222001 dated 08/12/2022. Condition 23. Flooding and Drainage.	Approved 12/03/2024
231594	Application for submission of details to comply with the following condition of planning consent 222001 dated 08/12/2022. Part Discharge Condition 26. Hard and Soft Landscape Plans. 28. Landscape Management (in relation to Phase 2A of the development).	Approved 20/06/2024
230237	Application for submission of details to comply with the following conditions of planning consent 222001 dated 08/12/22. Condition 3 relates to development phasing; 6 to external materials; 7 to ground and building levels; 8 to a Construction Environmental Management Plan; 13 to highway construction details; 17 to electric vehicle charging; 18 bicycle parking; 19 to external lighting; 20 to visibility splays; 24 to affordable housing; 25 to decentralised energy; 27 to	Approved 20/06/2024

	boundary treatments; 30 to protection of trees; 31 to earth mounding and contouring; 32 to archaeology and 33 to an Employment Skills Plan.	
240475	Application for submission of details to comply with the following condition of planning consent 222001 dated 08/12/2022. Condition 15, Parking and Turning Space. Condition 16, Car Parking Management Strategy. (Phase 2A)	Approved 20/06/2024
241173	Application for submission of details to comply with the following condition of planning consent 222001 dated 08/12/2022. Part Discharge Condition 37. Substations. (for all phases)	Pending determination
250061	Application for submission of details to comply with the following condition of planning consent 222001 dated 08.12.2022. Condition 3 relates to development phasing; 8 to construction environment management plan; 30 to protection of trees; 32 to archaeology; 34 to communication plan. (Phase 2B)	Approved 10/03/2025
251427	Application for submission of details to comply with the following condition of planning consent 222001 dated 08/12/2022. Condition 22 relates to fire hydrants. (Phase 2B)	Approved 23/12/2025
251350	Application for submission of details to comply with the following conditions of planning consent 222001 dated 08/12/2022. Condition 26 relates to hard and soft landscape plans; 27 to boundary treatments; 30 to protection of trees, and 31 to earth mounding and contouring. (Phase 2B)	Approved 23/12/2025
251554	Application for non-material amendment to planning consent 222001 for relocation of 3 no. EV chargers and relocation of lamppost relating to Block 1; addition of a lamppost opposite Plot 18; removal of Trees in Plots 30 and 31 (T122 and T123) and location of new saplings within Plots 30 and 32, plus amendments to parking.	Approved 04/09/2025
251360	Application for submission of details to comply with the following conditions of planning consent 222001 dated 08/12/2022. Condition 8 relates to a Construction Environment Management Plan (CEMP); 18 to bicycle parking, and 25 to decentralised energy. (Phase 2B)	Pending determination
251351	Application for submission of details to comply with the following conditions of planning consent 222001 dated 08/12/2022. Condition 13 relates to highway construction details; 17 to electric vehicle charging; 19 to external lighting, and 20 to visibility splays. (Phase 2B)	Pending determination

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
The proposed amendments relate to the following: - Reduction of the eave's height to house types HT3 – HT8 by 3 brick courses; - Removal of rooflights to house types HT1 & HT2 (except for bathroom rooflight on HT2); - Reduction of rear openings width to house types HT1 & HT2, from 2260mm to 2150mm; - Split of terraced plots 157-160 into two pair of semi-detached dwellings (i.e. 157-158 & 159-160). It is noted that the above amendments would apply to both Phases 2B and 2C. Regarding the reduction in the eaves height by 3 brick courses, this would result in an overall reduction of approximately 225mm, however the roof profile of the dwellings would remain unchanged. The application form refers that this reduction will improve the efficiency, buildability, and quality of the included house types. With regard to the proposed split of the terraced plots 157-160, this will allow delivery of these homes earlier for the identified end users. The WBC Developer Contributions team have confirmed that the minor amendment to the internal floor space – internal party wall would become two external walls – will have no implications in terms of CIL charges. <u>Conclusion:</u> The proposed amendments are very minor in the context of the wider Gorse Ride development and do not seek to significantly alter the scale or appearance of the dwellings nor fundamentally change the layout as originally approved. As such, the amendments are non-material. 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:	12/03/2026
Earliest date for	N/A

decision:	
Recommendation agreed by: (Authorised Officer)	NC
Date:	12/03/2026