

Date: 15 January 2025
Application: 243202



WOKINGHAM
BOROUGH COUNCIL

Mrs Prachi Bhavé

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Development Management &
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Dear Mrs Prachi Bhavé,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 243202

Site Address: 10 Pavenham Close, Earley, Wokingham, RG6 4DX

Proposal: Application for non-material amendment to planning consent 240519 to reduce the area of the single storey rear extension, plus changes to fenestration and addition of a canopy roof to the front porch.

I refer to your application for a non-material amendment registered on 20 December 2024 under the above reference number. The proposal is for:

The reduction of the area of the single storey rear extension, plus changes to fenestration and addition of a canopy roof to the front porch as shown on plans Non-Material Amendment to Existing planning Permission, Location Plan & Site Plan.

Reason: The addition of a canopy roof to the front porch would be visible from the public realm, however the alteration would result in a small difference to the appearance as proposed under 240519. The proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal. The impact would be materially same as the approved plans.

The reduction of the area of the single storey rear extension would not result in an increase in floorspace or volume, the appearance would not be materially different, and it would not change the original description of development, the proposed change is non-material and acceptable. Moreover, the proposed rear extension would be similar to the existing conservatory and the proposed change would not be visible from a public viewpoint and would not have a detrimental effect upon the street scene or the residential amenity of the neighbouring properties.

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any

additional approvals which may be required under other legislations including building control.

Yours sincerely,

MHead

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Head of Development Management - Place & Growth