

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242834
Site Address:	13 Highgate Road, Woodley, Wokingham, RG5 3ND
Expiry Date:	9 December 2024
Proposal: Application for non-material amendment to planning consent 240197 to reduce size of the single storey side extension and change fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240197	Householder application for the proposed erection of a single storey side extension, garage conversion to create habitable accommodation, extension to existing first floor front dormer, erection of first floor rear extension, plus demolition of existing front garden wall.	Approved 20/03/2024
241131	Application for non-material amendment to planning consent 240197 to allow insertion of 4no roof lights to flat roof to the side.	Approved 28/05/2024
242529	Application for non-material amendment to planning consent 240197 to reduce size of the single storey side extension, change fenestration and raise the flat roof of the existing garage.	Withdrawn 31/10/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This Non Material Amendment (NMA) application seeks permission to amend the approved scheme (ref: 240197), by virtue of reducing the size of the approved single storey side extension.

There is no set definition for a non-material amendment, but it is a minor change. For this application the side extension is being reduced in length by approximately 7.34 metres. The original length of the approved side extension was 12.2 metres, and this has now been reduced to 4.86 metres.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that this proposal would conflict with any of these points such as:

‘Changes in the red line’

‘Moving a building or external walls’

‘Introducing an element which would require wider technical consultation’

‘Significantly altering the external appearance of the permitted proposal’

‘Adding a window that may cause overlooking’

The proposed alteration would not require a change in description of the approved development. No new windows that may raise overlooking concerns are being proposed. While the reduction in the size of the side extension would reduce a significant amount of the bulk of the approved development, and it is not deemed that this would materially alter the appearance of the permitted proposal nor would be harmful to the character of the area or to neighbouring amenities.

For the reasons above, the proposal does not demonstrate that it would differ substantially from what has already been approved, and therefore the application is recommended for 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:	6 December 2024
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	
Date:	09/12/24