

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250146
Site Address:	13 Ellis Road, Crowthorne, Wokingham, RG45 6PS
Expiry Date:	19 February 2025
Proposal: Application for non-material amendment to planning consent 242823 to alter the pitched roof of the rear extension to a parapet roof with 1 no. lantern rooflight, plus changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242823	Householder application for the proposed single storey side and rear extensions.	Approved - 16.01.2025

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

Assessment:

This application seeks permission to amend the approved permission of application 242823. Namely to alter the roof form, raise the eaves height and demolish part of the existing dwelling. The proposed changes would alter both the side and rear elevations of the dwelling, and this would need to be assessed on their potential to impact the neighbouring amenity.

The external appearance would be materially altered, with the change in roof form and raising of eaves height. It would be a notably different looking extension. The difference would be perceptible to neighbouring properties.

Secondly, the amended proposal includes demolition of an existing part of the rear extension. The approved rear extension linked into an existing pitch roof rear extension and part of that would have to be demolished for the amended flat roof design, which was not an operative part of the permission. The description would be altered as the proposed changes would involve the demolition of the rear part of the existing dwelling before any works were to take place.

For the reasons stated above, the changes are deemed to be material and therefore the application is recommended for refusal.

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:	Refuse – the proposed change is material
Date:	23 January 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	23.01.2025