

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260021
Site Address:	Powerscourt, Western Avenue, Reading, RG5 3BN
Expiry Date:	2 February 2026
Proposal: Application for non-material amendment to planning consent 242708 to change the front (west) elevation to include a gable rather than half-hip, extend the ground floor side extension, add a rooflight and sun tunnel on the side (north) elevation and a rooflight over the stairwell on the south elevation.	

PLANNING HISTORY

Application No.	Description	Decision & Date
112509	Proposed erection of first floor front, side and rear extensions to dwelling with solar panels on side and rear elevations, plus single storey rear extension, new pitched roof over existing single storey rear extension and erection of parapet wall to side of existing balcony.	Approved October 2011
242708	Householder application for the proposed erection of a detached outbuilding with incidental residential storage at first floor level following the demolition of the existing single garage.	Approved January 2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (reference 242708) by adding an additional roof-light and sun tunnel to the North elevation and another additional roof-light over the stairwell on the South elevation along with changes to the roof form.

There is no set definition for a non-material amendment but refers to a minor change in a development that already has planning permission. For this application, 2no, rooflights are proposed along with a sun tunnel to the North elevation.

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 the proposal would conflict with any of these points, e.g;

- Amending the description of development or introducing new element(s) which were not part of the original scheme.

- Significantly altering the external appearance of the permitted proposal.
- Adding a window that may cause overlooking.

The proposed alterations would not require a change in description of the new development and the alterations would not significantly alter the external appearance of the permitted approval. The changes to the roof form and the additional roof lights are not increasing the bulk of the garage along the site boundary or cause any concern for over-looking to neighbouring amenity.

The proposal would include relatively small increases to the volume of the approved scheme (as annotated in Fig 1 below) in respect of the front roofline (changing a half hip to gable) and ground floor side extension to include an internal, rather than external, bin store. These increases are not considered to be so significant as to warrant a material change of the scheme in terms of its volume or appearance.

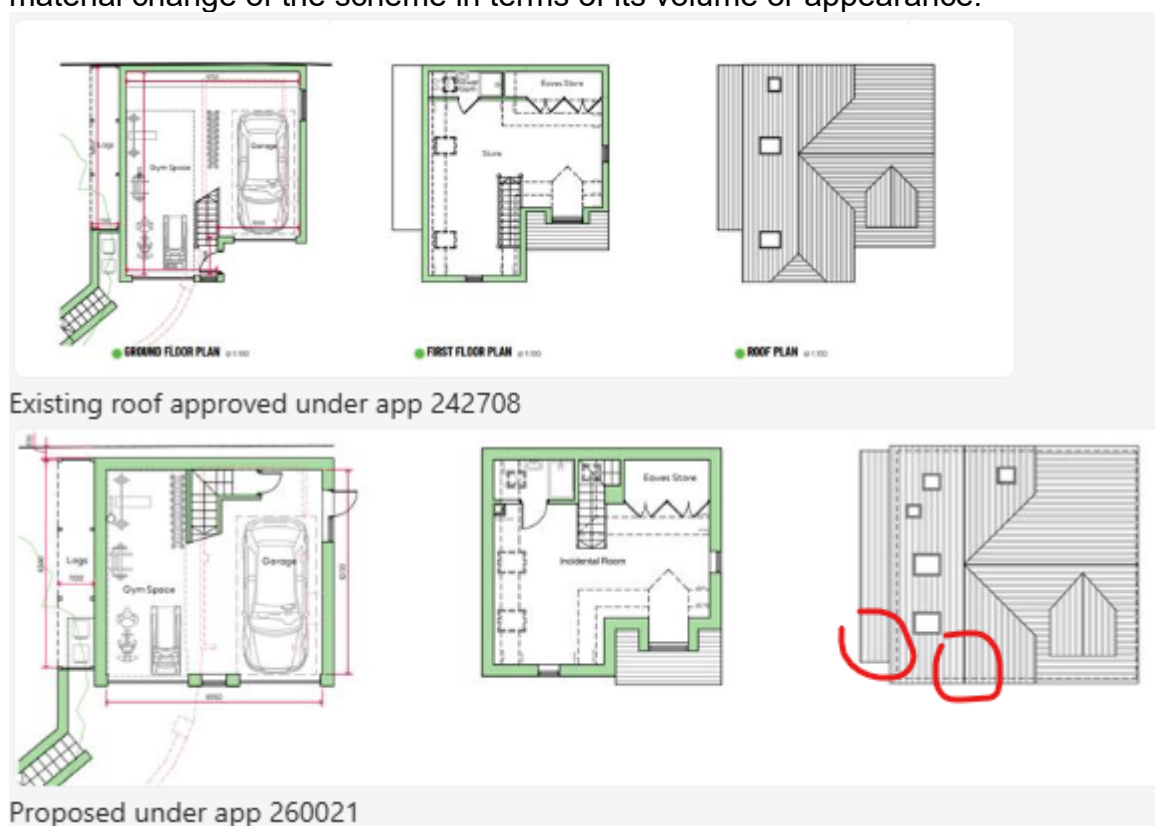


Fig. 1: Extracts of approved and proposed plans for comparison

The 2No proposed roof lights are the same Velux style as previously approved, and the proposed sun tunnel are also not deemed to have a significant impact on the proposal.

For these reasons, the proposal does not demonstrate that it would differ materially 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:	28 January 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	02/02/26