

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260592
Site Address:	Unit 1, 125 Reading Road, Wokingham, RG41 1HD
Expiry Date:	7 April 2026
Proposal: Application for non-material amendment to planning consent 242533 for the addition of a ground floor fire exit door on the southeast elevation and changes to fenestration on the southwest and northwest elevations.	

PLANNING HISTORY

Application No.	Description	Decision & Date
200987	Full planning application for the proposed change of use from A1 (Retail) to B2 (General Industrial) for the use as a motorcycle repairs and MOT facility.	Approval, 22/06/2020
193282	Application for a certificate of lawfulness for the proposed use of building for motorcycle repairs and MOT facility.	Refused, 23/03/2020
232988	Full application for the proposed erection of a two-storey front extension to provide retail space.	Refused 25/01/2024
240383	Full application for the proposed erection of a two storey front extension to provide retail space.	Refused, 05/04/2024
242533	Full application for the erection of two storey front extension to provide additional retail floor space.	Approved, 13/12/2024
243198	Application for advertisement consent for the proposed installation of 1 no. internally illuminated LED totem signboard.	Refused, 03/03/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

This application seeks non-material amendments to planning consent 242533 for the following:

- Insertion of a door on the south-west side elevation.

- Omission of the first-floor window on the south-west side elevation.
- The re-positioning of a the first-floor window on the north-west side elevation.
- Alterations to the size of window frames on the north-west side elevation.

In the context of the original scheme, the proposed changes are non-material minor amendments and would not ultimately change the scope of the permission or create a materially different impact.

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.
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Date:	24 March 2026
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Earliest date for decision:	
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	24.03.2026
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