

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250217
Site Address:	62 Beechwood Avenue, Woodley, Wokingham, RG5 3DG
Expiry Date:	27 February 2025
Proposal: Application for non-material amendment to planning consent 241673 to alter the external materials of the side elevation from brickwork to render.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241673	Householder application for proposed erection of a two storey side/rear extension, single storey rear extension, following demolition of the existing detached garage along with changes to fenestration plus removal of the chimney.	Approved: August 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

In 2009, the Government introduced a formal procedure for agreeing changes to an existing planning permission, to provide flexibility to facilitate small changes to consented schemes, without needing to apply for further planning permission. There is no statutory definition of what constitutes a non-material amendment. The Planning Practice Guidance sets out that they would be 'a less than substantial change', and that whether something is non-material depends on the specific context of a scheme.

Application 241673 sought permission for, amongst other components, the erection of a two-storey side and rear extension. This non-material amendment application seeks to alter the approved development through changes to external materials. More specifically, it is now proposed that the side profile of the extension would be rendered in white paint, having previously been approved as matching brickwork. The front and rear elevations of the enlarged dwelling would remain as per the previously approved plans.

There are various available documents that provide guidance for what constitutes a material amendment, and in this case, the following is under consideration:

- Whether the change would adversely affect the design of a development (including the loss of details or use of lesser quality materials).

Assessment

The change from brickwork to white render on the side elevation of the approved development would not conflict with the criteria raised above, nor would it have a significant impact on the appearance of the scheme once constructed. As such, the proposed alteration is considered to be a non-material amendment to the original planning permission.

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:	13 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14.02.25