

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261445
Site Address:	16 Northbury Lane, Ruscombe, Wokingham, RG10 9LQ
Expiry Date:	16 July 2026
Proposal: Application for non-material amendment to planning consent 260051 to allow minor modifications to the internal wall positions and layout, minor amendments to the size and arrangement of the front door opening, enlargement of window and to change the porch roof from a gable roof to a hipped roof.	

PLANNING HISTORY

Application No.	Description	Decision & Date
260051	Householder application for the proposed erection of single storey front extension for replacement porch, conversion of existing garage to habitable accommodation plus erection of detached double garage.	Approved 06/03/2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed alterations to the porch's roof form consist of replacing the approved gable roof with a hipped roof form. The new hipped/crown roof form is more architecturally in-keeping with the host dwelling compared to the originally consented gable, and also exhibits a reduced visual massing due to the minor decrease in height. Overall, this amendment is considered non-material in nature, since the visual change is negligible and results in a visual betterment compared to the original approval.

The increase in the size of the entrance door/side windows would also represent a negligible visual change that would have no additional material visual impacts on the character of the area.

The internal changes proposed do not require planning permission and are therefore also considered non-material amendments.

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 July 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	6 July 2026