

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250202
Site Address:	65 Ellis Road, Crowthorne, Wokingham, RG45 6PP
Expiry Date:	13 March 2025
Proposal: Application for non-material amendment to planning consent 231674 to change the roof materials, remove the front bay windows, chimneys and single storey rear breakfast room, alter the design of the front elevation, and replace the 3 no. rear dormers with rooflights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240849	Application for non-material amendment to planning consent 231674 to change the roof materials, plus removal of chimneys and alterations to the design of the front elevation including removal of bay windows.	Approved: April 2024
231674	Full application for the proposed erection of a three storey dwelling plus cycle store following demolition of existing dwelling and outbuildings.	Approved: September 2023

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 241674 sought permission for the erection of a replacement dwelling. A non-material amendment application was subsequently approved (240859), which comprised the removal of the chimneys and bay windows from the approved scheme, plus alterations to the appearance of the front porch and roof materials. This current non-material amendment application seeks to further alter the approved development through the removal of the single storey rear protrusion and replacement of rear facing dormers for rooflights.

As concluded through the previous non-material amendment application, the change of roof materials and the removal of the chimneys are considered minor alterations. The additional changes proposed through this application, being the removal of the

single storey protrusion to the rear and the replacement of bay windows for rooflights, are also considered to be insignificant in the context of the wider scheme.

The more apparent components of the amended scheme are the removal of the bay windows and change of roof form of the front porch, which would alter the appearance of the front elevation. Despite this, it is not considered that this would result in a material change in the nature of the replacement dwelling, with the fundamental design of the property remaining the same.

In summary, the level of change proposed would not amount to a material alteration from the approved scheme 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:	18 February 2025
Earliest date for decision:	

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Recommendation agreed by: (Authorised Officer)	
Date:	21.02.25