

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260529
Site Address:	Sonning Golf Club, Duffield Road, Woodley, RG4 6GJ
Expiry Date:	9 April 2026
Proposal: Application for non-material amendment to planning consent 251129 to revise planting plan.	

PLANNING HISTORY

Application No.	Description	Decision & Date
251129	Application to vary condition 2, 3, 4, 5 and 6 of consent 200951 for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. Condition 2 refers to approved details, 3 to materials, 4 to drainage details, 5 to highway construction details, 6 to electric vehicle charging. Variation is to allow changes to car parking and garages, change of wording of condition 3, 4, 5, 6 to allow changes caused by the alterations to the proposed layout (part retrospective).	Approved: November 2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

In 2009, the Government introduced a formal procedure to allow amendments to existing planning permissions, providing flexibility for small changes to approved schemes without requiring a new planning application. Although there is no statutory definition of a non-material amendment, the Planning Practice Guidance describes it as a “less than substantial change”, with the assessment dependent on the specific context of the development.

The application site is subject to an ongoing development for the erection of 13 dwellings.

This application seeks a non-material amendment to planning consent 251129 to substitute the previously approved planting plan (220-0101 C1) with a revised and more detailed plan (25-J4742 P3). The amendment does not alter the layout, scale, or form

of the approved development; it relates solely to landscape specification and clarification of planting within the frontage and the woodland TPO area.

The revised plans do not alter the physical footprint of the development, do not introduce any new built form, and do not materially affect the approved site layout or the relationship with neighbouring land. The planting palette and structure remain consistent with the landscape character objectives secured under the original consent. The amendments therefore result in no additional visual, ecological, or arboricultural impacts beyond those already assessed and approved.

Accordingly, the changes are considered to constitute 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:	24 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	24 March 2026