

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242475
Site Address:	45 Hyde End Lane, Spencers Wood, Wokingham, RG7 1EP
Expiry Date:	28 October 2024
Proposal: Non-material amendment for planning consent 231458 to allow changes to fenestration plus change of height to rear parapet wall (retrospective).	

PLANNING HISTORY

Application No.	Description	Decision & Date
231548	Householder application for the proposed erection of a two storey and single-storey rear extension. Extension to existing garage and first floor extension to form habitable space/bedrooms. Replacement of existing flat roof with a new pitched roof following demolition and replacement of the existing front bay window. Resubmission of Planning Application (222730) following the final Bat Survey Report.	Approved 10/08/2023

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

The proposed amendments to consent 231548 are as follows:

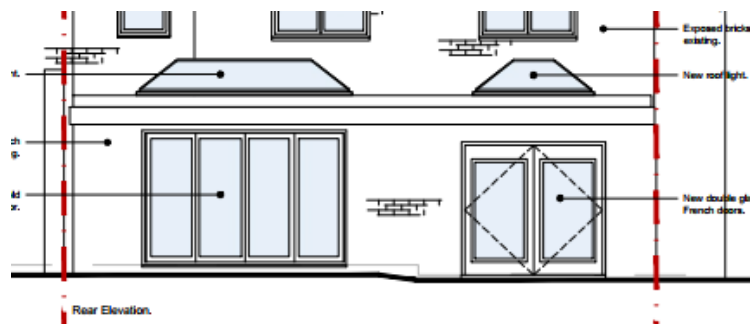
- Increase in the height of the rear extension's parapet wall from 2.8 metres to 3.1 metres.
- Installation of larger garage shutter door on frontage and replacement of rear French doors with an additional roller shutter.

The 0.3 metre increase in the rear extension's parapet wall height has additional neighbouring amenity implications on the adjacent nos.43 and 47 Hyde End Lane due to the notable increase in the massing of the development immediately adjacent to the site boundaries. This element of the proposals is considered a material amendment to the previous scheme.

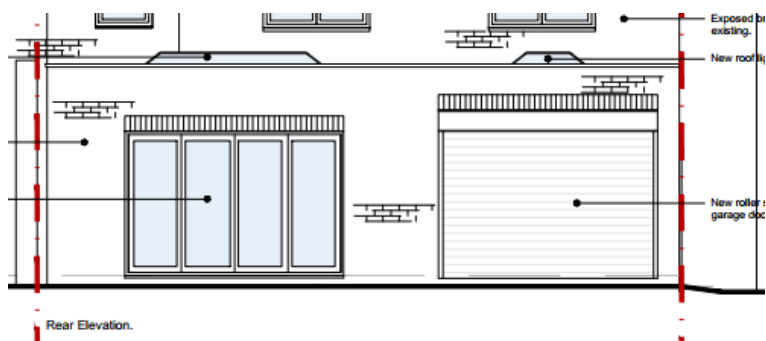
With regards to the front and rear garage shutter doors, their installation on both the front and rear elevations represent a material visual contrast to the fenestration originally approved under application 231548, especially the replacement of the original rear French doors. It would also material effect how the building would be used as it would allow vehicle access to the rear garden which was not a feature of the approved plans. This element of the proposals is considered a material amendment to the previous scheme.

The proposed plans also appear to indicate that the original ground levels of the site have been retrospectively altered which is classed as additional operational development:

Approved



Proposed



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:	Refuse – the change is material
Date:	18 October 2024
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.10.2024