

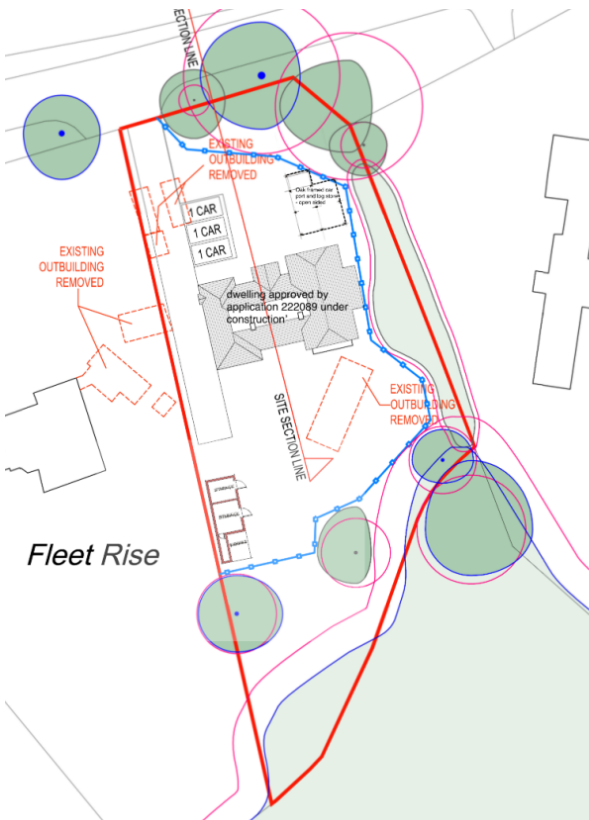
DELEGATED OFFICER REPORT



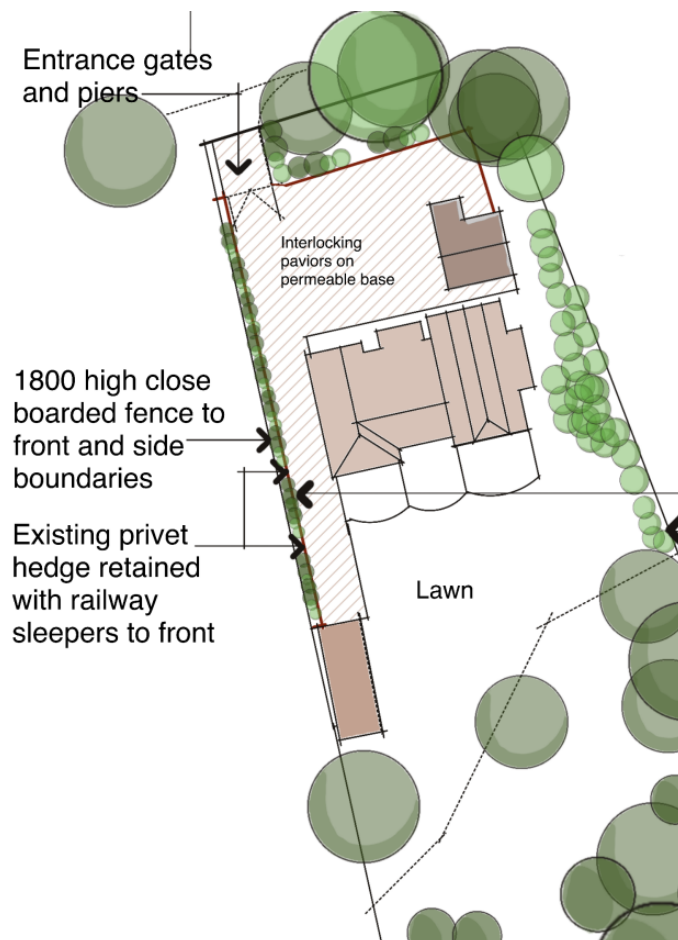
WOKINGHAM
BOROUGH COUNCIL

Application Number:	260018
Site Address:	Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE
Expiry Date:	5 February 2026
Proposal: Application for non-material amendment to planning consent 223194 to change the orientation and position of the garage/log store.	

PLANNING HISTORY

Application No.	Description	Decision & Date
220792	Full application for the proposed erection of a detached 4 no. bedroom dwelling following demolition of workshop and recently demolished dwelling at Fleet Rise. (Part Retrospective)	Approved 26/04/2022
223194	Full application for the proposed erection of garage/log store and kennels/storage building. 	Approved 09/01/2023
250957	Application to vary conditions 3, 4, 5, 6, 7, 8 and 10 of planning consent 220792 for the proposed erection of a detached 4 no. bedroom dwelling following demolition of workshop and recently demolished dwelling at Fleet Rise. (Part	Approved 29/07/2025

Retrospective). Condition 3 refers to bat licence; 4 to external materials; 5 to landscaping; 6 to landscape management; 7 to drainage; 8 to boundary treatment; 10 to cycle parking details. The variation is to allow removal of condition 3 and details to comply with condition 4, change of wording and details to comply with conditions 5, 6, 7, 8, 10.



APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Consent 223194 initially approved the associated garage further south, closer to the dwellinghouse approved by consent 220792. As per the plan excerpt above, a clear tree buffer zone was placed around these trees, with the land the other side of the fence line not permitted for residential use (see condition 8 of consents 220792 and 250597).

Variation consent 250597 permitted a much smaller buffer zone compared to that approved in association with 220792 and 250597 (see plan excerpt above).

The proposed re-location of the garage would remain within the 'residential' area of the site and separate from the buffer zone for the vegetation on the site's frontage. Its re-orientation and minor relocation have no material impacts on the visual amenities of the site, nor on any other relevant planning constraints.

As such, the proposed changes are considered to be a non-material amendment to consent 223194.

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.

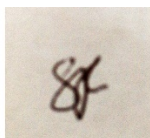
RECOMMENDATION

Recommendation: Approve – the change is non-material.

Date: 19 January 2026

Earliest date for decision:

**Recommendation agreed by:
(Authorised Officer)**



Date: 20.1.26