

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242990
Site Address:	5 St Pauls Gate, Wokingham, RG41 2YP
Expiry Date:	25 December 2024
Proposal: Application for non-material amendment to planning consent 232933 to allow changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
001626	Proposed repositioning of side boundary fence.	Approved 27/11/00
232550	Householder application for the proposed erection of single storey side extension.	Withdrawn 23/11/23
232933	Householder application for the proposed erection of single storey side extension following partial removal of existing fence.	Approved 18/01/24

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment: The application seeks approval to alter the rear window of the side extension to a rear door and add a new high-level obscured window to the side.

The removal of the rear window for a rear door would not have any negative impacts upon neighbouring amenities or the street scene.

The addition of the new high-level obscured window to the side would not have any negative impacts upon neighbouring amenities given the window would face the road. The high-level level obscured window would be a minor addition which would not harm the street scene.

Whilst the changes would be viewable from the public realm, the alteration would result in a small difference to the appearance as proposed under 232933. The proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal. The impact would be materially same as the approved plans.

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:	17 December 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	17.12.2024