

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260072
Site Address:	28 Beech Lane, Earley, Wokingham, RG6 5PT
Expiry Date:	10 February 2026
Proposal: Application for non-material amendment to planning consent (251286) to allow changes to fenestration including rooflights (part- retrospective).	

PLANNING HISTORY

Application No.	Description	Decision & Date
251286	Householder application for the Proposed erection of an outbuilding.	Approved 251286

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks a non-material amendment to planning consent 251286 for the following:

- The insertion of two rooflights in the rear elevation of the pitched roof of the outbuilding.

Government guidance on 'non-material amendments' does not define what changes may be treated as 'non-material'. Section 96A of the Town and Country Planning Act 1990 states that "*in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.*"

A judgement on "materiality" is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.

The cumulative effect of the proposed amendments have been assessed against application 251286. The proposed changes are inconsequential in terms of scale and magnitude in relation to the overall development. The changes do not fundamentally change the nature or scale of the proposal.

The proposed changes would result in a minor change to the appearance of the outbuilding as proposed under 251286. The two rooflights would be rear facing and would be adjacent to the driveway of no. 10 Joel Close. No. 10 has one first-floor window in the flank elevation to serve the landing/stairs which is a non-habitable space. As the proposed rooflights would be at ground floor level, and more than 7.8m from the

flank wall of no. 1, the proposed fenestration would not generate any detrimental loss of privacy impact to the occupants of the neighbouring property.

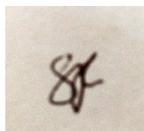
Therefore, as the proposed change would cause no material impact on neighbours or result in loss of privacy or amenity, the proposed change does not require consultation. In the context of the original scheme and the above, the proposed fenestration is not considered material.

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:	27 January 2026
Earliest date for decision:	5 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	2.2.26