

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260311
Site Address:	111 Wargrave Road, Twyford, Wokingham, RG10 9PE
Expiry Date:	5 March 2026
Proposal: Application for non-material amendment to planning consent 251122 to allow the changing of the dormer tiles to render.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
17302	Conversion of garage to living accommodation, additions to enlarge kitchen and lounge, new front porch, bedroom extension at first floor level and new double garage.	Approved 14/05/1982
960092	Proposed Single Storey Rear Extension To Form Conservatory	Approved 18/04/1996
031816	Proposed erection of six detached dwellings with garages. Demolition of existing 2 dwellings.	Withdrawn 17/10/2002
032570	Proposed erection of 7 new dwellings, demolition of existing 2 dwellings.	Refused 21/04/2004
041647	Proposed erection of 4 detached dwellings with garages. Demolition of dwelling & garage at 103 & garage at 105.	Approved 08/09/2004
153114	Householder application for the proposed erection of single storey rear extension and demolition of existing conservatory.	Approved 08/01/2016
160351	Application for non-material amendment to planning consent 153114 to allow reduction in size of single storey rear extension.	Approved 23/03/2016
240372	Householder application for proposed drop kerb to the front of property to create vehicular access	Refused 08/02/2024
251122	Householder application for the proposed insertion of rear dormer and roof lights to facilitate conversion of loft to create habitable accommodation.	Approved 07/10/2025

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Assessment: This application seeks permission to amend the approved scheme (ref: 251122), by virtue of changing the materials of the dormer from tiles to a rendered finish.	

There is no set definition for a non-material amendment, but it is a minor change. For this application, the materials on the dormer are being changed from tiles to render.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that the proposal would conflict with any of these points such as:

‘Amending the description of development or introducing new element(s) which were not part of the original scheme’

‘Significantly altering the external appearance of the permitted proposal’

‘Adding a window that may cause overlooking’

The proposed change in materials would not require a change in description and no new elements are being introduced. Additionally, it is not deemed that the change from tiles to render would significantly alter the external appearance of the permitted proposal.

For these reasons, the proposal does not demonstrate that it would differ materially from what has already been approved, and therefore the application is recommended for approval.

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:	26 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27/02/26