

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243202
Site Address:	10 Pavenham Close, Earley, Wokingham, RG6 4DX
Expiry Date:	17 January 2025
Proposal: Application for non-material amendment to planning consent 240519 to reduce the area of the single storey rear extension, plus changes to fenestration and addition of a canopy roof to the front porch.	

PLANNING HISTORY

Application No.	Description	Decision & Date
970893	Proposed single storey rear extension to dwelling.	Approved 17/10/1997
010695	Proposed single storey rear extension to dwelling to form conservatory	Approved 27/12/2001
060948	Proposed first floor side extension to dwelling	Refused 15/5/2006
060639	Proposed erection of first floor side extension	Refused 1/2/2007
081446	Proposed conversion of loft to habitable room with addition of rear dormer extension	Approved 13/5/2008
240519	Householder application for the proposed erection of single storey rear and front porch extension, plus garage conversion to create habitable accommodation, following demolition of existing conservatory.	Approved 04/4/24

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment: The applications seeks approval to reduce the area of the single storey rear extension, plus changes to fenestration and addition of a canopy roof to the front porch.

The addition of a canopy roof to the front porch would be visible from the public realm, however the alteration would result in a small difference to the appearance as proposed under 240519. The proposed change to the scheme is minor and does not materially alter the overall appearance or nature of the proposal. The impact would be materially same as the approved plans.

The reduction of the area of the single storey rear extension would not result in an increase in floorspace or volume, the appearance would not be materially different, and it would not change the original description of development, the proposed change

is non-material and acceptable. Moreover, the proposed rear extension would be similar to the existing conservatory and the proposed change would not be visible from a public viewpoint and would not have a detrimental effect upon the street scene or the residential amenity of the neighbouring properties.

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:	14 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14 January 2025