

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242034
Site Address:	75 Chiltern Crescent, Earley, Wokingham, RG6 1AL
Expiry Date:	20 November 2024
Proposal: Application for non-material amendment to planning consent 230049 for a widened driveway. (Retrospective)	

PLANNING HISTORY

Application No.	Description	Decision & Date
230049	Householder application for the proposed erection of single storey side extension to create habitable accommodation.	Approved 21/02/2023
191783	Householder application for the proposed erection of a single storey rear extension with the insertion of 2 no. roof lights, plus part single storey, part two storey side extension following demolition of existing garage and single storey rear extension.	Approved 23/09/2019
23806	New front porch and window alterations.	Approved 01/08/1985

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks a retrospective non-material amendment to planning consent 230049 for the following:

- To extend the width of the driveway by approximately 1m.

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 amendment has been assessed against application 230049. The proposed change is inconsequential in terms of its scale and

magnitude in relation to the overall development. The change does not fundamentally change the nature or scale of the proposal.

The proposed change does not require consultation and would cause no material impact on neighbours or statutory bodies or result in loss of privacy or amenity to neighbours.

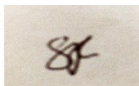
In the context of the original scheme and the above, the proposed change is not considered material.

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:	8 November 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	13.11.24