

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261090
Site Address:	91 London Road, Twyford, Wokingham, RG10 9EL
Expiry Date:	2 June 2026
Proposal: Application for non-material amendment to planning consent 252707 for minor design refinements, including a small increase in parapet height, the addition of stone cills to window openings, and the introduction of external wall insulation.	

PLANNING HISTORY

Application No.	Description	Decision & Date
252707	Householder application for the proposed erection of a part single storey part two storey front, side and rear extensions, new roof covering along with changes to fenestration plus installation solar panels on the roof and chimney removal following demolition of existing attached garage.	Approve 23 rd January 2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

The application seeks approval to increase the parapet height to the garage by approximately 10cm, to add stone windowsills, and apply external wall insulation. This minor change would not warrant a material alteration of the description of the development as approved under 252707. The external facing walls will be finished in red brick and limestone white render as previously approved ref 252707. The changes would be viewable from the public realm but would only result in a small difference to the appearance of the alterations proposed under 252707.

The proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal and there would be no significant impact on residential amenity given the minor increase in height proposed as wide setting of the application site and neighbouring plots. 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:	28 May 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	28/05/26