

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251406
Site Address:	8 Woodside Way, Shinfield, Wokingham, RG2 8SX
Expiry Date:	18 July 2025
Proposal: Application for non-material amendment to planning consent 241713 to allow changes to layout.	

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2000/1816	Single storey side, rear, front extensions	Approved 28/07/00
241713	Householder application for the proposed single storey rear, side and front extensions following demolition of existing garage and hard surfacing the front garden for parking space.	Approved 23/08/24

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment: The width of the proposed extension would increase by approx. 1m at the front. No increase would occur at the rear of the proposed extension. The proposed scheme would have an approx. GEA of 36sqm compared to 33sqm for the original scheme, less than 10% overall increase. No change in the description of the development would occur.

Notwithstanding the proposed chamfered design, its overall appearance would be similar to the approved scheme, and the site has suitable space to accommodate for such sized extension. The extension, although marginally closer to the neighbour at no.10, faces a single storey non-habitable garage, with no side windows therefore the changes would not affect neighbouring amenity when compared to the original scheme. Therefore, such alteration would result in a small difference to the appearance of the dwelling as proposed under 241713 and the proposed changes is non-material and acceptable.

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	
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Recommendation:	Approve – the change is non-material.
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Date:	18 July 2025
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Recommendation agreed by: (Authorised Officer)	
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Date:	18/07/25
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