

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261471
Site Address:	12 Coningham Road, Shinfield, Wokingham, RG2 8QP
Expiry Date:	20 July 2026
Proposal: Application for non-material amendment to planning consent 241956 to allow changes to layout of extension and changes to fenestration including insertion of additional rooflight.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241956	Householder application for proposed erection of a two-storey side extension following demolition of the existing attached garage.	Approved, 19/09/2024

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

This application seeks non-material amendments to planning permission 241956 relating to the approved two-storey side extension. The proposed amendments comprise:

- The insertion of a rooflight;
- The insertion of a door in place of two ground-floor windows;
- The insertion of a ground floor south-east-facing window in place of an existing side door;
- An additional 2 metre deep extension to the approved two-storey side extension.

In the context of the approved scheme, the proposed additions and alterations to the fenestration are considered to be minor amendments that would not materially alter the scale, form or overall appearance of the development. As such, these changes would not, in themselves, affect the substance of the planning permission.

However, the proposed additional 2 metre deep extension to the approved two-storey side extension is considered to constitute a material amendment. The proposal would result in a noticeable increase in the scale and extent of the approved development, including the creation of additional built form at first-floor level. Furthermore, the formation of an open colonnade at ground-floor level would materially alter the appearance and design of the approved scheme.

It is also noted that the proposed extension would extend the built form along the

shared boundary with the neighbour dwelling to the west and would reposition the rear-facing first-floor loft store window approximately 2 metres further to the rear than previously approved. These changes have the potential to affect the amenities of neighbouring occupiers. This change therefore cannot reasonably be regarded as a non-material amendment.

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:	Refuse – the change is material.
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Date:	24 June 2026
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Earliest date for decision:	14 July 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	25.06.2026
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