

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 July 2026

Application Number: 261471

Location: 12 Coningham Road, Shinfield, Wokingham, RG2 8QP

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.

Recommendation: Refused

Reasons

1. The proposed additional 2 metre deep extension and alteration to the front elevation to create an overhanging colonnade is considered to be material, as it would appreciably alter the appearance of the dwelling and would materially change the impact on neighbouring amenity. It would therefore result in a development that is materially different from the approved scheme.

Informatives

1. This decision is in respect of the drawing and plan A-L-001 REV C received by the Local Planning Authority on 22/06/2026.

Recommendation and conditions/reasons agreed: *MC*

Date: 25.06.2026

REMEMBER - The earliest date for a decision on this application is: **14 July 2026**