

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251206
Site Address:	20 Culver Lane, Earley, Wokingham, RG6 1DT
Expiry Date:	18 June 2025
Proposal: Application for non-material amendment to planning consent 240123 to allow fenestration changes and reduction of the porch depth and single storey rear extension's width.	

PLANNING HISTORY

Application No.	Description	Decision & Date
232494	Householder application for the proposed alterations to the front garden to create a driveway and new vehicular access, erection of single storey rear outbuilding following the demolition of the existing detached garage plus the erection of new boundary fencing and associated landscaping (part-retrospective).	Approved 07/12/2023
240123	Householder application for proposed raised roof with part single part two storey front extension, single storey side/rear extension, front driveway and boundary alterations along with demolition of chimney.	Approved 26/03/2024
241035	Application for submission of details to comply with the following condition of planning consent 240123 dated 27/03/2024. Condition 5, Landscaping.	Approved 13/06/2024
243086	Application for non-material amendment to planning consent 232494 to change of the internal layout of the outbuilding including addition of a staircase to serve loft storage space, plus insertion of rooflights and changes to fenestration.	Approved 10/12/2024
243174	Householder application for proposed erection of an outbuilding.	Approved 14/01/2025
250666	Householder application for the proposed erection of 2 no detached outbuilding's (part - retrospective).	Refused 16/05/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 240123), by virtue of reducing the width of the single storey rear extension, reducing the depth of the porch, and various changes to ground floor fenestration.

There is no set definition for a non-material amendment, but it is a minor change. For this application, the width of the rear extension and the depth of the front porch are being reduced, and various changes to ground floor fenestration are proposed.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that the proposal would conflict with any of these points such as:

‘Amending the description of development or introducing new element(s) which were not part of the original scheme.’

‘Significantly altering the external appearance of the permitted proposal.’

‘Adding a window that may cause overlooking.’

The proposed alterations would not require a change in description of the new development. The width of the rear extension is being reduced by 0.25 metres, and the depth of the front porch is being reduced by 0.2 metres. Several of the ground floor windows are proposed to be widened, and a new window and door are proposed. It is not deemed that the reduction of the rear extension and porch would significantly alter the external appearance of the permitted proposal. Additionally, the fenestration changes would also not significantly alter the appearance. As the fenestration changes proposed are all at ground floor level, it is not considered that these would introduce any overlooking concerns. It is therefore deemed that the proposed reduction in size of the porch and rear extension, along with the fenestration changes, are a non-material change.

For these reasons, the proposals does not demonstrate that it would differ materially from what has already been approved, and therefore the application is recommended for approval.

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:	16 June 2025

Earliest date for decision:	n/a
Recommendation agreed by: (Authorised Officer)	
Date:	17/06/25