

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250351
Site Address:	18 Hodgkin Way, Wokingham, RG40 5SQ
Expiry Date:	14 March 2025
Proposal: Application for non-material amendment to planning consent 241003 to include an infill extension between two rear dormers.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241003	Householder application for proposed loft conversion to create habitable accommodation with the insertion of 2 no. dormer to the front elevation and 2 no. dormer to the rear elevation with changes to the fenestration.	Approved 18/06/2024
201515	Full application for the erection of 153 dwellings comprising a mix of 1,2,3 & 4 beds with associated landscaping, parking, open space, drainage; construction of a new access onto Warren House Road and Bell Foundry Lane; provision of an area of Suitable Alternative Natural Greenspace (SANG) and all other associated development works (including demolition of existing buildings and provision of temporary site sales).	Approve 25/06/2021

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks a non-material amendment to planning consent 241003 for the following:

- To erect an infill section between the two rear dormers.

Government guidance on 'non-material amendments' does not define what changes may be treated as 'non-material'. Section 96A of the Town and Country Planning Act 1990 states that "*in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.*"

A judgement on "materiality" is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.

The cumulative effect of the proposed amendment has been assessed against application 241003. The proposed change is inconsequential in terms of its scale and magnitude in relation to the overall development. The change does not fundamentally change the nature or scale of the proposal.

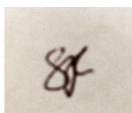
The proposed change does not require consultation and would cause no material impact on neighbours or statutory bodies or result in loss of privacy or amenity to neighbours.

In the context of the original scheme and the above, the proposed change is not considered material.

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:	7 March 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	11.3.25