

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                              |                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                   | 260744                                                                 |
| <b>Site Address:</b>                                                                                                                                                                         | Toll Gate Cottage, Henley Bridge, Henley On Thames, Wokingham, RG9 2LW |
| <b>Expiry Date:</b>                                                                                                                                                                          | 23 April 2026                                                          |
| <b>Proposal:</b> Application for non-material amendment to planning consent 222975 to amend the quantity, size and location of the roof lights on the pitched roof on the eastern elevation. |                                                                        |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                                                                                                           | Decision & Date           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 260522          | Application for non-material amendment to planning consent 222975 to allow the amendment of the size and location of eastern elevation roof lights.                                                                                                                                                                   | Approved 23/03/2026       |
| 260138          | Application for non-material amendment to planning consent 222975 to allow the amendment of the roof finish.                                                                                                                                                                                                          | Approved, 12/02/2026      |
| 222975          | Householder application for the proposed single storey front infill to include garage, raised veranda to front/rear including steps, single storey rear conservatory, installation of 7 No. rooflights and 4No. solar panels with changes to fenestration following the demolition of rear extension and store/sheds. | Approved 28 November 2022 |
| 012369          | Single storey rear extension to dwelling to form conservatory.                                                                                                                                                                                                                                                        | Approve 07 February 2002  |
| 19330           | Extension to existing garage.                                                                                                                                                                                                                                                                                         | Approve 6 May 1983        |
| 18657           | Erection of a study area.                                                                                                                                                                                                                                                                                             | Approve 13 January 1983   |
| 127/64          | Detached dwellinghouse and garage (revised plan). – this is the original dwelling                                                                                                                                                                                                                                     | Approve 14 August 1964    |

### **APPRAISAL**

#### **Is the proposed change non-material?**

|     |                                     |
|-----|-------------------------------------|
| Yes | <input checked="" type="checkbox"/> |
| No  | <input type="checkbox"/>            |

Following on from the most recent NMA approval to alter the size and location of the rooflights on the eastern elevation of the dwelling (ref: 260522), this application seeks to vary their design further, namely:

- A substantial reduction in the size of the rooflights.
- As a result of the size reduction, four smaller rooflights are now proposed compared to two larger rooflights previously.

It is important to note that the original description for planning consent 222975 specified the exact amount of rooflights consented (7). As a result, the description of development would be affected by the variations sought under this application due to the increase in the number of rooflights.

As such, the amendments sought cannot be considered a non-material amendment to the original consent.

**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**

|                                    |               |
|------------------------------------|---------------|
| <b>Recommendation:</b>             | Refuse        |
| <b>Date:</b>                       | 16 April 2026 |
| <b>Earliest date for decision:</b> |               |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>16 April 2026</b>                                                                |