

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251265
Site Address:	41 Beaconsfield Way, Earley, Wokingham, RG6 5UX
Expiry Date:	4 July 2025
Proposal: Application for non-material amendment to planning consent 230197 to enlarge the single storey front extension.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
230197	Householder application for the proposed single storey front extension, single storey rear extension plus changes to fenestration following demolition of existing conservatory.	Approval – 23 rd February 2023

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Description of Development The site is located to the south-east of Beaconsfield Way, within an established residential area in Earley. The applications site comprises a two-storey end of terrace dwelling, sharing its boundaries with No.43 Beaconsfield Way (attached) and No.56, 57, 59 and 60 Sibley Park Road.	
Proposal The application seeks the approval of a non-material amendment to the scheme to nominally increasing the size of the approved porch to the front elevation of the dwelling. The width will be increased by 350mm and the depth by 500mm. Having reviewed the amended drawings, the proposal would not result in the introduction of any new element, result in any material greater impact visually, or cause harm to the amenity of adjoining occupiers. It would also not encroach the 45-degree rule as outlined in the BRE daylight and sunlight guidance document. Therefore, the amendment is deemed non-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:	1 July 2025
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	Approve
Date:	<i>BJC</i>