

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252140
Site Address:	11 Strathmore Drive, Charvil, Wokingham, RG10 9QT
Expiry Date:	7 October 2025
Proposal: Application for non-material amendment to planning consent 250742 to increase the height of the rear extension up to 3.55m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250742	Householder application for the proposed erection of a single storey side/rear extension following demolition of the existing single storey side and rear extensions and rear conservatory.	Approve 24 th May 2025

APPRAISAL

The application proposes an amendment to planning consent 250742 to increase the height of the rear extension up to 3.55m.

The approved rear single storey extension measures approximately 14m in width, 4.3m in depth and 2.6m in height. The increase in height is 0.95m and the increase in volume of the extension would be approximately 37%. These are significant changes that would materially alter the appearance of the scheme and may also result in additional impacts on neighbours that would require assessment through a separate planning application.

Therefore, the proposed changes to consent 250742 cannot be determined via a non-material amendment application because the scheme is deemed as being a material change, and therefore this application is recommended for refusal.

Is the proposed change non-material?

Yes	☐
No	☒

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:	Refuse – The increase in height of the rear extension up to 3.55m is not considered a non-material amendment to the originally approved scheme.
Date:	25 September 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	25/09/25