

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251815
Site Address:	Wick Hill Lodge, Wick Hill Lane, Finchampstead, Wokingham, RG40 3SS
Expiry Date:	26 August 2025
Proposal: Application for non-material amendment to planning consent 230434 to allow installation of solar panels on carport roof.	

PLANNING HISTORY

Application No.	Description	Decision & Date
051031	Proposed single storey rear and side extension to dwelling to form replacement garden room and new canopy over side door in side elevation.	Approved 13/01/06
060267	Proposed single storey rear extension to form conservatory (retrospective).	Approved 04/08/06
232160	Householder application for the proposed erection of a new natural pool, pool house and storage shed, following demolition of existing swimming pool, garden sheds and plant room.	Approved 09/11/23
230434	Householder application for the proposed extension to the roof of the existing single storey room on the main house to create open bay parking with Oak framing, replacement of the existing orangery to the rear elevation of the main house, oak framed Garage with storage room above, changes to fenestration and the replacement of a roof light.	Approved 24/03/23
241848	Application for submission of details to comply with the following conditions of planning consent 232160 dated 09/11/2023. Condition 5 relates to retention of trees and shrubs, condition 6 to protection of trees and condition 7 to a programme of archaeological work.	Approved 02/09/24
242392	Householder application for the proposed demolition of existing outbuildings and erection of pool house and outbuilding, plus replacement of existing swimming pool.	Approved 11/11/24

APPRAISAL

Is the proposed change non-material?

Yes	x
No	

Assessment: Whilst the solar panels would be located on the front roof of the carport, the solar panels would be affixed to the existing carport roof structure without increasing its height, footprint, or massing. The proposed panels follow the roof plane and do not result in any physical enlargement of the building.

The panels would be modest in appearance, flush-mounted, and sited on a structure located within the curtilage of the dwelling. Due to the nature of the site, the panels would not result in any appreciable change to the visual character of the area or street scene. T

The proposal would not introduce any additional issues of overlooking, overbearing impact, loss of light or glare to neighbouring occupiers given the nature of the site and separation distance from neighbouring properties.

The solar panels do not fundamentally alter the nature of the development approve and ar likely to be permitted development in their own right.

Therefore, such amendment would however not materially alter the approved development, and the proposed changes is non-material and acceptable.

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:	19 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20 August 2025