

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241947
Site Address:	31 St Patricks Avenue, Charvil, Wokingham, RG10 9RA
Expiry Date:	26 August 2024
Proposal: Application for non-material amendment to planning consent 233081 to add a roof light and change the existing roof tiles.	

PLANNING HISTORY

Application No.	Description	Decision & Date
233081	Householder application for the proposed erection of a 2-storey front extension, single storey infill side extension on first floor facing south, single storey rear extension, garage conversion and changes to fenestration.	Approved 06/02/2024
21257	Erect single storey front extensions to provide porch and enlarge garage.	Approved 09/04/1984

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

This application seeks non-material amendments to planning consent 233081 for the following:

- To re-roof the whole dwelling house in slate grey Redland 49 roof tiles.
- The addition of 1.no rooflight in the northern elevation of the pitched roof of the first-floor front extension.

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 amendments have been assessed against application 233081. The addition of 1.no rooflight in the northern elevation of the pitched roof of the first-floor extension to serve the landing is a negligible change that would not materially alter the appearance of the dwelling.

The proposed changes to include re-roofing the whole house with slate grey Redland 49 tiles would materially change the appearance of the dwelling house by virtue of the change in material and colour of the tiles. Therefore, its impact in terms of whether there is potential harm to either the character of the host dwelling and/or the surrounding area would need to be assessed as part of a separate planning application.

Furthermore, the re-roofing of the whole house was not referred to in the description of development for permission 233081 and conflicts with plan 202 A (approved with permission 233081) which states 'roof tiles to match existing'.

In the context of the original scheme and the above, the proposed changes are 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:	Refuse – the change is material.
Date:	19 August 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	MC
Date:	22.08.2024