

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251222
Site Address:	4 Morres Grove, Wokingham, RG40 5BH
Expiry Date:	20 June 2025
Proposal: Application for non-material amendment to planning consent 250388 to reduce the depth of the single storey rear extension and install a patio.	

PLANNING HISTORY – None relevant

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

Assessment:

The proposed amendment involves enlarging the footprint of the extension so that the boundary wall would be partly demolished and replaced by the flank elevation of the extension. This would be a noticeable and material change from within the street scene. In addition, the partial demolition of the boundary wall was not an operative part of the original planning permission. The amendment is therefore 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 because the amendments would result in a noticeable and material change from the public realm and the partial demolition and replacement of the boundary wall with the extended dwelling was not an operative part of the approved permission.
Date:	9/6/25
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.06.2025