

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251204
Site Address:	Radstock Primary School, Radstock Lane, Earley, Wokingham, RG6 5UZ
Expiry Date:	17 June 2025
Proposal: Application for non-material amendment to planning consent 250101 to change part of the roof to a flat roof, plus amendments to the external finishes and fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250101	Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with playground and canopy, plus associated plant room and sprinkler tank, parking and landscaping.	Approved 17/03/2025

APPRAISAL

Is the proposed change non-material?

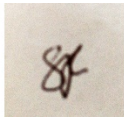
Yes	☒
No	☐

Consent 250101 approved the construction of a building that was predominantly flat roofed, except for a section of shallow mono-pitch roofing. The proposed alterations consist of replacing the mono-pitch roof element with a flat roof which would be a technical reduction in massing, negligibly impacting the appearance of the building and the character of the school grounds/wider estate. This element is considered to be a non-material amendment to the scheme.

Similarly, the alterations to fenestration and external materials would negligibly impact the external appearance of the building, nor would it impact the character of the area. This element is also considered to be a non-material amendment to the scheme.

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:	2 June 2025
Earliest date for decision:	N/A
Recommendation agreed by: (Authorised Officer)	
Date:	2.6.25