

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

<b>Application Number:</b>	252935
<b>Site Address:</b>	348A Nine Mile Ride, Finchampstead, Wokingham, RG40 3NJ
<b>Expiry Date:</b>	29 December 2025
<b>Proposal:</b> Application for non-material amendment to planning consent 212975 to change the external materials and fenestration of the detached garage.	

### **PLANNING HISTORY**

Application No.	Description	Decision & Date
212974	Householder application for the proposed extension to existing first floor, erection of 2no. dormers, single storey front extension, garage conversion to create habitable accommodation, erection of a detached garage, plus changes to fenestration and the insertion of 1no. roof light.	Approved 19/10/2021
212975	Householder application for the proposed extension to existing first floor, erection of 2no. dormers, single storey front extension, garage conversion to create habitable accommodation, erection of a detached garage with car port, plus changes to fenestration and the insertion of 1no. roof light.	Approved 19/10/2021
221167	Application for submission of details to comply with the following condition of planning consent 212975 dated 19/10/2021. Condition 8 relates to the submission of a bat licence.	Approved 16/05/2022
210012	Householder application for the proposed dormer roof extensions to front, west side & rear elevations including a front entrance canopy, plus conversion of existing garage to create habitable accommodation with east side flat roof and erection of a new detached garage.	Approved 19/07/2021

### **APPRAISAL**

#### **Is the proposed change non-material?**

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
The application seeks a non-material amendment to planning consent 212975 for the following: <ul style="list-style-type: none"><li>- Replace the approved timber cladding on the garage/carport and replace with brick to match the host dwelling.</li></ul>	

- Increase the width of the two carport columns by approximately 0.05m.
- Reposition the garage door by moving it approximately 0.5m southwards to site it more centrally.
- In the rear elevation of the garage, reposition the door and the addition of one window.

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 212975. The proposed changes are inconsequential in terms of scale and magnitude in relation to the overall development. The changes do not fundamentally change the nature or scale of the proposal.

The proposed changes do not require consultation and would cause no material impact on neighbours or statutory bodies or result in loss of privacy or amenity to neighbours.

In the context of the original scheme and the above, the proposed changes are not 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:** Approve – the change is non-material.

**Date:** 11 December 2025

**Earliest date for decision:**

**Recommendation agreed by:  
(Authorised Officer)**



<b>Date:</b>	<b>17 December 2025</b>
--------------	-------------------------