

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253075
Site Address:	2 Victor Way, Woodley, Wokingham, RG5 4UZ
Expiry Date:	2 February 2026
Proposal: Application for non-material amendment to planning consent 242643 to change the position of the garden wall. (Part-retrospective)	

PLANNING HISTORY

Application No.	Description	Decision & Date
242643	Full application for the change of use from amenity land to residential, following a two storey side extension and a single storey rear extension, a garage conversion and changes to fenestration. Followed by the demolition of the existing conservatory.	Conditionally Approved – 11/12/2024

APPRAISAL

Is the proposed change non-material?

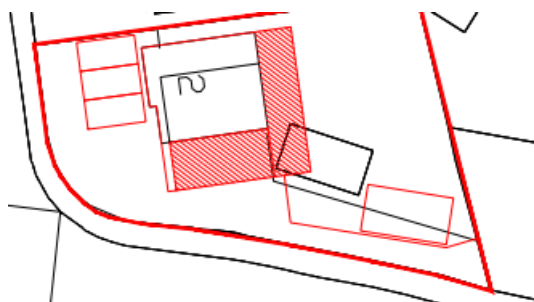
Yes	☐
No	☒

Planning consent was granted for the erection of a boundary wall forward of the previous boundary treatment and the subsequent change of use of amenity land to residential garden, plus various alterations and additions to the existing dwelling. This non-material amendment application proposes the repositioning of the approved boundary wall to enclose additional amenity land. The applicant has confirmed that the boundary wall has already been erected.

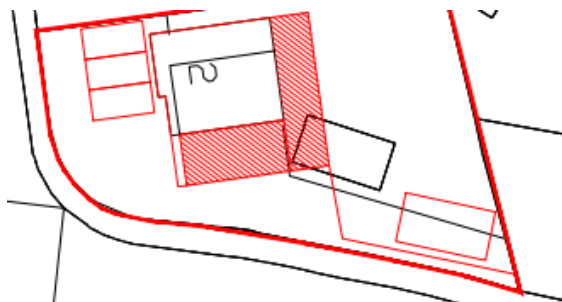
The approved garden wall would be set back from the adjacent footpath on Comet Way at a minimum of approximately 1.75m, reducing the green buffer between the existing boundary wall and the footpath by a maximum of 3.1m. In comparison, the repositioned wall is set back from the adjacent footpath on Comet Way at a minimum of approximately 0.75m, reducing the green buffer by a maximum of 4m.

This reduces the approved amount of amenity space retained which would be materially different than the approved scheme in terms of land use as well as from a visual/character perspective. The repositioning of the approved garden wall and subsequent change of use of a larger area of amenity land to residential garden would require a full assessment on impact on the character of the area and impact on neighbour amenity. The further reduction of the amenity strip is clear when comparing the approved and proposed site plan drawings and on the submitted proposed floor plans:

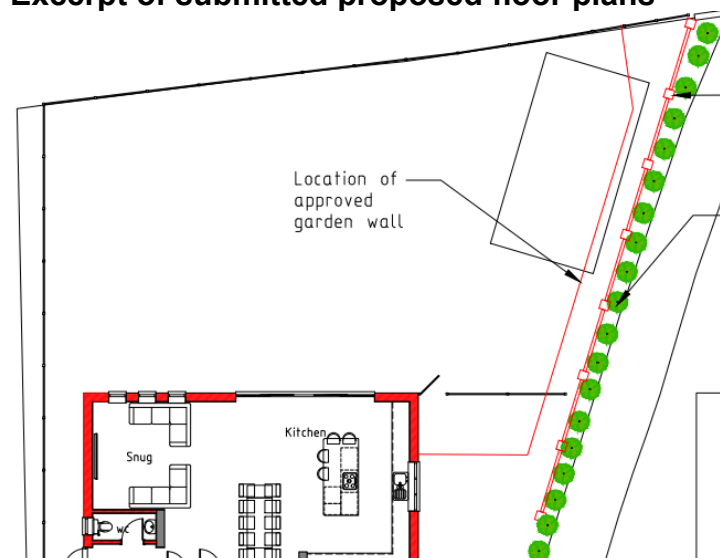
Approved site plan



Proposed site plan



Excerpt of submitted proposed floor plans



Therefore, the proposed change is considered to be a material amendment to the approved scheme.

It is also noted that the garden wall has already been erected in its proposed position and condition 4, requiring the submission and approval of a landscaping scheme prior to the commencement of the development, has not been discharged.

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 repositioning of the approved garden wall and subsequent change of use of a larger area of amenity land to residential garden would

	result in a materially different scheme in terms of land use and visual impact on the street scene.
Date:	29 January 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	30 January 2026