

NON-MATERIAL AMENDMENT
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 November 2025

Application Number: 252573

Location: The Poppies, Waterloo Road, Wokingham, RG40 2JU

Proposal: Application for non-material amendment to planning consent 232002 for changes to fenestration and the position of the external staircase, addition of a juliet balcony and external first floor cladding, modification of roof design and changes to the number and position of the rooflights.

Recommendation: Approve

Conditions and/or Reasons

1. The proposed re-positioning of the external staircase, modifying the roof design, reduction in length, changes to the approved materials, changes to fenestration and the insertion of 2 no. rooflights as shown on plans (02 RevH), (03 RevJ), received by the local planning authority on 24/10/2025 & 30/10/2025.

Reason: The alteration would not require a change in description from the approved development, it would not significantly alter the appearance of the scheme or the volume of built form, and it would not introduce a window that would raise overlooking concerns. For these reasons, the proposal does not demonstrate that it would differ substantially from what has already been approved.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 26/11/25

REMEMBER - The earliest date for a decision on this application is: