

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260502
Site Address:	2 Manners Road, Woodley, Wokingham, RG5 3EA
Expiry Date:	29 March 2026
Proposal: Application for non-material amendment to planning consent 252117 to allow changes to rear extension layout and roof lights.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
252117	Householder application for the proposed erection of a single storey rear extension and part two storey, part single storey side extension.	Approved 12/11/2025

APPRAISAL	
Is the proposed change non-material?	
Yes	☐
No	☐
The application seeks a non-material amendment to planning consent 252117 for the following: - An additional front entrance. - A reduction (of approximately 1.94m) in the length of the approved family room extension. - An increase of the width of the rear kitchen extension of an additional approximate 3.23m. - Three additional rooflights proposed in the rear extension to serve a kitchen-dining room and utility room. - Replacing the approved flat roof of the southern side of the rear extension with a mono-pitch roof form which would increase the height to a maximum of 2.5m from 1.97m. 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 <i>"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."</i> 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 has been assessed against application 252117.	

The proposal would include an additional front entrance to the property which would align with the principal building line of the host dwelling. The introduction of one additional door in the front elevation would be similar to the existing dwelling and other properties along the row of terraced houses which all boast two front entrances which comprise of one front entrance and one access to the rear gardens. Therefore, the addition of another entrance would be unchanged from the existing property frontage and in keeping with the pattern of fenestration along the terrace.

The proposal includes increasing the width of the rear single-storey extension by approximately 3.23m and the insertion of three rooflights in the mono-pitch roof of the rear and side extension. The increased width of the rear extension is located away from the southern shared boundary and would not introduce any additional massing or built form along the southern shared boundary. While the roof of the extension along the shared boundary would be changed from a flat roof to a mono-pitch roof form, the lowest part of the roof would be located along the shared boundary, therefore limiting any perceived or actual bulk along the shared boundary. The additional rooflights would be at ground level in the roof of the side and rear extensions to serve a kitchen-dining room and utility room. The closest fenestration of the adjoining property (4 Manners Road) would be more than 4m away. Therefore, the additional fenestration would not introduce new overlooking or loss of privacy impacts to neighbouring properties.

The proposed amendments also include reducing in length the single-storey rear/side extension by approximately 1.94m. The changes are to the northern side of the host dwelling, rather than along the southern shared boundary. Therefore, the changes would not increase any bulk or massing beyond the length of the extension under application 252117 or along the shared boundary. The overall massing of the dwelling would remain unchanged.

Overall, the amendments would result in an overall marginal decrease in floorspace of approximately 0.4m². The changes represent minor alterations. The proposed changes would not affect the dwelling's contribution to the street scene and would not introduce new overshadowing or overbearing impact to neighbouring properties. In addition, the amendments would not alter the number of rooms, access or parking requirements and would not alter the purpose of nature of the extension.

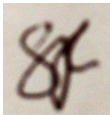
In conclusion, the proposed amendments constitute a non-material change to planning permission 252117.

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:	23 March 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	26.3.26