

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250539
Site Address:	Alma Cottage, Lodge Road, Hurst, Wokingham, RG10 0EH
Expiry Date:	4 April 2025
Proposal: Application for non-material amendment to planning consent 231168 to clarify ownership boundaries and to include a reference to application 202556 within condition 17.	

PLANNING HISTORY

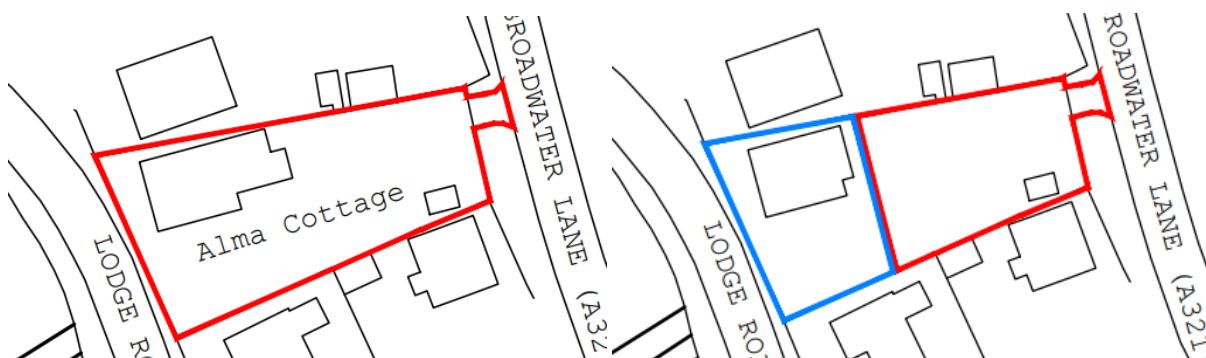
Application No.	Description	Decision & Date
202556	Householder application for the proposed formation of dropped kerb onto Lodge Road	Approved 18/11/2020
231168	Full application for the proposed erection of 1no. dwelling and associated parking and access, in rear garden of existing residential dwelling.	Approved 26/07/2023

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Firstly, this application proposes to alter the application red-line for consent 231168, reducing its size and enclosing the original Alma Cottage within a blue-line. Comparisons between the previously consented and proposed location plans are seen below:



This alteration to the site boundaries is considered a non-material amendment as 1) it does not materially alter the nature of the development being delivered and 2) the conditions associated with the both the red and blue line land will remain imposed and enforceable.

Turning to the proposed alteration to condition 17, the applicant has requested explicit reference to consent 202556 which consented a new dropped kerb for the

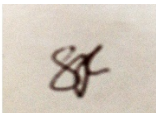
original Alma Cottage (within the blue line above). The addition of this reference is considered a non-material amendment as its only purpose is to make clearer reference to the application the works are associated with.

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:	21 March 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	21.3.25