

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241995
Site Address:	4 Harcourt Drive, Earley, Wokingham, RG6 5TJ
Expiry Date:	30 August 2024
Proposal: Application for non-material amendment to planning consent 240482 for changes to fenestration, addition of front and rear pitched roofs and insertion of a rooflight.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
05117	Two storey side extension	Approved 02/09/1976
210203	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.0m, for which the maximum height would be 3.0m and the height of the eaves 2.5m	Prior Approval Not Available 05/02/2021
220148	Householder application for the proposed 4m single storey rear extension and first floor 3m rear extension with conversion of existing integrated garage to create habitable space	Approved 12/05/2022.
240482	Householder application for proposed garage conversion to create habitable accommodation, single storey front extension to create a porch, part single part two storey rear extension with changes to the fenestration.	Approved 22/05/2024

APPRAISAL	
Is the proposed change non-material?	
Yes	☐
No	☒
Assessment: The proposed changes to approved 240482 scheme includes; front & rear elevation windows reduced in size, mono roof pitches to front & rear elevation, window on side elevation blocked up and roof light to main pitch. The reduced size of the windows in the front and rear elevation, window on side elevation blocked up and roof light to main pitch as part of the rear extension. Whilst some of the changes would be viewable from the public realm, the alteration would result in a small difference to the appearance as proposed under 240482. These proposed changes to the scheme are minor and does not materially alter the overall appearance of the proposal. However, the change in roof form from flat to mono pitch is not considered to be a	

non-material amendment. The alteration would result in a material difference to the appearance of the dwelling as proposed to be extended under 240482. Whilst there may be a difference in volume, the change in roof form is significantly different considering the rest of the alterations are flat. This alteration would materially alter the overall appearance of the proposal. The impact would not be materially same as the approved plans.

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
Date:	27 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	27.08.24