

**Date:** 13 January 2026  
**Application:** 253065



**WOKINGHAM  
BOROUGH COUNCIL**

Mrs Lucy Newman  
Holtham Newman Architects  
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RG7 1DN

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Development Management &  
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Dear Mrs Lucy Newman,

**NON-MATERIAL AMENDMENT RESPONSE**

**Application Number:** 253065

**Site Address:** 12 Denton Road, Wokingham, RG40 2DX

**Proposal:** Application for non-material amendment to planning consent 250565 to alter the external materials of the dormers, amend the design of the rear dormer, and to change fenestration.

I refer to your application for a non-material amendment registered on 17 December 2025 under the above reference number. The proposal is for:

Application for non-material amendment to planning consent 250565 to alter the external materials of the dormers, amend the design of the rear dormer, and to change fenestration as shown on drawing numbers 2457P210P1, 2457S002P2 and 2457P110P1 received by the local planning authority on 16/12/2025 and 17/12/2025

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any additional approvals which may be required under other legislations including building control.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Justin Turvey', on a light green rectangular background.

Justin Turvey  
Head of Development Management - Place & Growth