

Non-Material Amendment Supporting Statement

Site: 43 Old Bath Road, Sonning, Wokingham, RG4 6SY

Approved Application Ref: 252927

Proposal: Non-Material Amendment to approved dwelling

1. Introduction

This statement is submitted in support of a Non-Material Amendment application under Section 96A of the Town and Country Planning Act 1990 in relation to planning permission ref. 252927, granted by Wokingham Borough Council on 2 February 2026 for the erection of a detached dwelling at 43 Old Bath Road, Sonning .

The application seeks approval for a series of minor design refinements to the approved scheme. The proposed amendments are limited in scope and do not materially alter the nature, scale, or impact of the development.

2. Description of Amendments

The proposed amendments relate to minor refinements to the approved elevations and materials and comprise the following:

Bedroom Dormer

The front dormer has been updated to a floor-to-ceiling glazed design, improving natural light to the first floor and providing a more consistent alignment with the ground floor opening below. This results in a more balanced and coherent appearance to the principal elevation.

Rear First Floor Windows

The width of the rear first-floor windows has been modestly increased to improve internal daylight and outlook. The position, number, and function of the openings remain unchanged.

Materials

The external facing brick has been amended from *lbstock Audley Red Mixture Stock* to Imperial Conservation Yellow Multi Stock (68mm). This provides a softer and more contextually appropriate finish, better reflecting the character of surrounding development.

Drawings

The amendments are reflected in drawing 9446 PL-03.08 Rev 05 and associated updated elevation drawings. All other submitted drawings have been updated on a like-for-like basis to ensure consistency across the approved drawing set.

3. Assessment of Non-Materiality

The proposed amendments are considered to be non-material for the following reasons:

- There is no change to the approved footprint, scale, height, or massing of the dwelling.
- The siting and layout remain unchanged, with no alteration to the building's position within the plot or its relationship to site boundaries.
- The gross internal floor area and internal layout remain unchanged, as shown on the approved plans.
- The amendments do not introduce any additional overlooking, overshadowing, or loss of privacy to neighbouring properties.
- The overall architectural form and design concept remain consistent with the approved scheme.
- The changes are limited to minor elevational refinements and material specification updates only.

As such, the amendments do not result in any materially different planning impacts when compared to the approved development.

4. Compliance with Approved Permission

The proposed amendments do not conflict with any conditions attached to planning permission ref. 252927. The development remains fully capable of being implemented in accordance with the approved Decision Notice, subject to these minor revisions.

5. Conclusion

The proposed amendments represent a series of minor design refinements which improve the quality of the elevations and material finish, while maintaining full consistency with the approved scheme.

There is no change to the scale, form, or impact of the development, and no new planning considerations arise as a result of the amendments.

It is therefore respectfully submitted that the proposals constitute a Non-Material Amendment under Section 96A, and approval is sought accordingly.