

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250466
Site Address:	32 Chatteris Way, Earley, Wokingham, RG6 4JA
Expiry Date:	28 March 2025
Proposal: Application for non-material amendment to planning consent 241712 to allow changes to external materials and fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241712	Householder application for proposed two storey side extension followed by part garage conversion to facilitate a new utility room and changes to fenestration.	Approved: August 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

In 2009, the Government introduced a formal procedure for agreeing changes to an existing planning permission, to provide flexibility to facilitate small changes to consented schemes, without needing to apply for further planning permission. There is no statutory definition of what constitutes a non-material amendment. The Planning Practice Guidance sets out that they would be 'a less than substantial change', and that whether something is non-material depends on the specific context of a scheme.

Application 241712 sought permission for the erection of a two-storey side extension, plus the conversion of the existing garage. This non-material amendment application seeks to alter the approved development through changes to external materials and fenestration. More specifically, the intention is to replace the small areas of hanging tiles that were previously proposed with white UPVC cladding. Furthermore, the amendments comprise two additional windows, including one on the north/side elevation where a window was previously positioned, plus a high-level window on the ground floor of the side/south elevation.

There are various available documents that provide guidance for what constitutes a material amendment, and in this case, the following is under consideration:

- Whether the change would adversely affect the design of a development (including the loss of details or use of lesser quality materials).

Assessment

The change of external materials and fenestration would not conflict with the criteria raised above, nor would it have a significant impact on the appearance of the scheme once constructed. As such, the proposed alteration is considered to be a non-material amendment to the original planning permission.

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:	17 March 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	17 March 2025