

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260686
Site Address:	23 Cotterell Gardens, Twyford, Wokingham, RG10 0XP
Expiry Date:	19 April 2026
Proposal: Application for non-material amendment to planning consent 252023 to allow for changes to fenestration and the location of the consented rooflights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
252023	Householder application for the proposed erection of a single storey infill extension between house and garage along with changes to fenestration.	Approved 14/10/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed changes are to facilitate an amended internal arrangement. The alterations to the consented ground floor fenestration and the location of the rooflights would have no greater material impact in terms of visual or neighbouring amenities, nor any other relevant material planning considerations.

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:	15 April 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	15 April 2026