

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250794
Site Address:	Lancambria, Basingstoke Road, Swallowfield, Wokingham, RG7 1PY
Expiry Date:	29 April 2025
Proposal: Application for non-material amendment to planning consent 242632 to raise the ridge and eaves of the front gable roof.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242632	Householder application for the proposed erection of first floor front/side extension, playroom and garage conversion into habitable accommodation.	Approved, 06/03/2025
240807	Householder application for proposed garage conversion to create habitable accommodation, single storey front extension to create a porch ,single storey rear extension with changes to the fenestration.	Approved, 01/05/2024
072895	Proposed demolition of existing double garge and erection of single storey and two storey side extensions to dwelling with front dormer windows. Resubmission F/2007/0421.	Approved, 26/07/2007
070889	Proposed demolition of existing double garage and erection of single storey side and two storey front and side extension to dwelling with front and rear dormer windows plus single storey front canopy extension.	Refused, 05/04/2007

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

This application seeks non-material amendments to planning consent 242632 for the following:

- To raise the ridge and eaves of the front gable roof.

In the context of the original scheme, the proposed changes are non-material minor amendments and would not ultimately change the scope of the permission or create a

materially different impact.

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.
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Date:	7 April 2025
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Earliest date for decision:	
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Recommendation agreed by: (Authorised Officer)	
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BJC

Date:	09.04.25
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