

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251734
Site Address:	134 Victoria Road, Wargrave, Wokingham, RG10 8AJ
Expiry Date:	4 September 2025
Proposal: Application for non-material amendment to planning consent 242550 for repositioning the proposed side / boundary wall of the rear extension and increasing the height of the proposed parapet wall to 3m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242550	Householder application for the proposed erection of a single storey rear/side extension, erection of 1no. rear dormer along with changes to fenestration plus additional roof lights.	Approved 06/01/25

APPRAISAL

Is the proposed change non-material?

Yes	
No	x

Assessment: Increasing the parapet wall height by 440mm to a total of 3m represents a notable change in height — especially given the wall is now solely within the applicant's land and no longer a shared structure. This change may increase the visual bulk and enclosure when viewed from the neighbouring garden or windows, especially as it now functions as an independent boundary wall. The change is likely to be perceived as having an additional impact on neighbouring amenity than the originally approved shared wall. This potential additional impact would need to be assessed through a planning application.

The approved extension was designed to sit on the party boundary, forming a shared Party Wall. By relocating the entire side wall, the extension's position and spatial relationship to the neighbouring property will change materially. This constitutes a significant departure from the originally approved layout and therefore cannot be considered "non-material."

Under a Non-Material Amendment application, the Local Planning Authority must be satisfied that the amendment would not have any material impact on the external appearance or neighbouring amenity. In this case, the repositioning and height increase will change the bulk and massing of the development, alter the relationship to the neighbouring land and impact upon neighbouring amenities such as increased sense of enclosure, change to outlook and overshadowing or loss of light.

In conclusion, the proposed repositioning of the side wall and increase in parapet height cannot be considered a Non-Material Amendment, as these changes would

materially alter the siting and external appearance of the approved extension, affect its relationship to neighbouring land, and could result in a change to neighbouring amenity.

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:	Refuse
Date:	28 August 2025

**Recommendation
agreed by:
(Authorised Officer)**



Date: 28/08/25