

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	261307
Site Address:	6 Retford Close, Woodley, Wokingham, RG5 4TP
Expiry Date:	1 July 2026
Proposal: Application for non-material amendment to planning consent 260503 to allow the amending of the proposed ground floor study window to match the existing and amend the proposed living room window to be a sliding door set.	

PLANNING HISTORY

Application No.	Description	Decision & Date
260503	Householder application for proposed erection of 2 storey side extension, single storey rear extension with changes to fenestration, relocation of the side boundary and erection of a fence.	Approve 7 th May 2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks approval to amend the proposed ground floor rear study window to sliding doors and amend the proposed front living room window to match existing. This minor change would not warrant a material alteration of the description of the development as approved under 260503. The changes to the living room window would be viewable from the public realm but would only result in a small difference to the appearance of the alterations proposed under 260503.

The proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal and there would be no significant impact on residential amenity given the minor change to fenestration. The impact would be materially same as the approved plans.

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:	26 June 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	26/06/26