

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251750
Site Address:	75 Silverdale Road, Earley, Wokingham, RG6 7NF
Expiry Date:	EoT 05 September 2025
Proposal: Application for non-material amendment to planning consent 250728 to ensure block plan, floor plan and elevations show a consistent gap between the boundary.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250728	Householder application for the proposed erection of a single storey front, side and rear extension. Plus, a garage conversion into habitable accommodation, installation of one roof light and changes to fenestration. Following the demolition of the existing chimney.	Approve 29 th May 2025

Neighbour Comment

The neighbour at No. 77 Silverdale Road has commented that amended plans show a stepped wall starting 120mm in from the existing wall, reducing to just 20mm at the far end. Originally, there was a 0.5m gap proposed, which would have allowed for guttering and roof overhang, but this was not followed through. The current build appears to be very close to the boundary, almost flush at the far end and could result in an overhang. Requests clarification as to whether building regulations or inspectors check that the build is progressing according to the approved plans.

Officer comment: This non-material amendment application is to correlate the measurements on the approved plans for permission 250728. The separation distance of the rear extension was assessed under planning application 250728 according to plan numbered P1619-02 that showed the side wall abutting the boundary. Hence, the impact of the development on neighbour amenity was assessed and there was no significant loss of light, increase in overlooking or overbearing.

Party Wall Agreement issues are a separate process to planning. However, the latest submitted plans indicate no encroachment issues with neighbours. The development will be inspected by Building Control to ensure that it complies with Building Regulations during construction.

APPRAISAL

Assessment: The application proposes an amendment to the block plan for planning consent 250728, to accurately depict the west-facing wall of the single-storey rear extension adjacent to the boundary with No. 77 Silverdale Road, aligning it with the approved floor and elevation plans.

Floor and elevation plan no. P1619-02, received on 24th March 2025 for application 250728, were reviewed to assess the impact on neighbour amenity, specifically regarding loss of light and overbearing. The proposals were found to be compliant with Policy CP5 of the Core Strategy.

Therefore, the proposed change to the scheme is minor and does not materially alter the overall appearance of the proposal. The impact would be materially same as the approved plans.

Is the proposed change non-material?

Yes ☒

No ☐

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: 3 September 2025

Earliest date for decision: 19 August 2025

Recommendation agreed by:
(Authorised Officer)



Date: 05/09/25