

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242254
Site Address:	65 Mill Lane, Earley, Wokingham, RG6 7JF
Expiry Date:	4 October 2024
Proposal: Application for non-material amendment to planning consent 231418 for changes to fenestration, altering the roof form of the original dwelling, changes to the front elevation, addition of a front porch canopy and insertion of a side dormer.	

PLANNING HISTORY

Application No.	Description	Decision & Date
23500	Single storey rear extension to provide lounge, also erection of new single garage.	Approved 24/06/1985
211237	Householder application for the proposed single storey rear extension following demolition of existing single storey rear and conservatory, plus changes to fenestration.	Approved 22/06/2021
231418	Householder application for the proposed single storey rear and front extension, following demolition of existing conservatory, loft conversion with insertion of roof lights, raising of ridge height by 300mm, demolition of existing garage/store to replace with new garage/store room and changes to fenestration.	Approved 11/09/2023

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

Assessment:

This application seeks permission to amend the approved scheme (ref: 231418), by virtue of altering the fenestration, altering the roof form of the dwelling with notable changes to the front elevation, the addition of a front porch canopy, plus the insertion of a further side dormer. The proposed changes would significantly alter the front elevation of the dwelling, and these changes would need to be assessed on their potential to impact the character of the area.

There is no set definition for a non-material amendment, but it is a minor change. For this application a number of alterations are being made, and not just changes to fenestration as stated on the application form.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is considered that the proposal would conflict with some of these points:

‘Significantly altering the external appearance of the permitted proposal’.
‘Amending the description of the development or introducing new element(s) which were not part of the original scheme’.
‘Adding a window that may cause overlooking’.

The proposed alterations would materially alter the appearance of the scheme. The front elevation has changed significantly from what was originally approved under application 231418 and a front porch canopy has also been included. The changes to the front elevation would be clearly visible from the street scene, and these are material changes that would also need to be assessed in terms of their impact on the character of the area. Additionally, the new dormer to the side elevation would alter the description of the development and would also add a window that may cause overlooking. Whilst it is stated on the plans that the window would be obscured glazed, an assessment of its potential for overlooking would still need to be made under any subsequent amended planning application.

For the reasons stated above, it is deemed that the proposed changes are material, and therefore the application is recommended for refusal.

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 – the change is material
Date:	3 October 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	03/10/24