

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260277
Site Address:	35 Crockhamwell Road, Woodley, Wokingham, RG5 3LE
Expiry Date:	26 March 2026
Proposal: Application for non-material amendment to planning consent 241456 to allow changes to roof height and fenestration (retrospective)	

PLANNING HISTORY

Application No.	Description	Decision & Date
250520	Householder application for proposed alterations to the existing detached garage to create habitable accommodation (part retrospective).	Approved 12/05/2025
250193	Application for non-material amendment to planning consent 241456 to add 2 no. lantern rooflights to the rear extension, plus changes to fenestration.	Approved 27/02/2025
241456	Householder application for proposed single storey rear extension, single storey front porch infill. Followed by rendering all walls of existing property and changes to fenestration.	Approved 23/07/2024
231608	Application for a certificate of lawfulness for the proposed installation of 2 no. side dormers and the erection of a single storey rear extension, plus changes to fenestration including creation of 1 no. Juliet balcony and removal of chimneys and external staircase.	Approved 10/08/2023
222726	Householder application for the proposed single storey front extension to create porch, two storey rear extension to include 1no. Juliet balcony, 1no. dormer to the side & 3no. rooflights, conversion of existing loft to create habitable accommodation. Plus changes to fenestration following demolition of conservatory, external stairs and chimney.	Application withdrawn
061302	Proposed side and rear dormer windows to form rooms in loft space, erection of a chimney and single storey rear extension to form conservatory.	Refused 27/03/2006

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks a non-material amendment to planning consent 241456 for the following:

- The insertion of one roof lantern (2m(l) x 2m(w) x 0.7m(h)) in the flat roof of the rear extension.
- The approved hipped roof of the porch to be replaced with a flat roof form and reduced in height by approximately 0.67m.
- The removal of the two windows in the side walls of the porch.

Government guidance on 'non-material amendments' does not define what changes may be treated as 'non-material'. Section 96A of the Town and Country Planning Act 1990 states that *"in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted."*

A judgement on "materiality" is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.

The cumulative effect of the proposed amendments have been assessed against application 241456. The proposed changes are inconsequential in terms of scale and magnitude in relation to the overall development. The changes do not fundamentally change the nature or scale of the proposal.

The proposed changes would result in a minor change to the appearance of the host dwelling as proposed under 241456. The flat roof form of the porch would be set down from the existing hipped roof above the bay windows and would appear as a subservient addition to the property frontage. The removal of the two side facing windows in the porch would not affect the external dimensions or overall appearance of the porch when viewed within the wider street scene.

The introduction of a roof lantern in the rear extension would not increase the overall footprint or bulk of the extension beyond what has already been approved. The alteration is confined to the roof of the single-storey element and would represent a design change that would not materially alter the overall form or character of the development. Given its position in the flat roof, and limited visibility from public vantage points, the addition would have a negligible impact on the visual appearance of the host property and the local area. The roof lantern would be positioned approximately 5m from the nearest neighbouring properties. Due to this separation distance, the proposal would not give rise to harmful overlooking or loss of privacy.

Therefore, as the proposed changes would cause no material impact on neighbours or result in loss of privacy or amenity, the proposed changes do not require consultation. In the context of the original scheme and the above, the proposed changes are not considered material.

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	
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Recommendation:	Approve – the change is non-material.
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Date:	11 March 2026
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Earliest date for decision:	21 March 2026
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Recommendation agreed by: (Authorised Officer)	
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Date:	20.3.26
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