

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243189
Site Address:	1-5 Broad Street, Wokingham, RG40 1AU
Expiry Date:	17 January 2025
Proposal: Application for non-material amendment to planning consent 232808 for replacement of the commercial shop entrance door.	

PLANNING HISTORY

<u>Application No.</u>	<u>Description</u>	<u>Decision & Date</u>
242688	Application for submission details to comply with the following condition of planning consent 232695 dated 22.12.2023. Condition 5 relates to noise impact assessment.	Approved, 22/11/2024
240455	Application for submission of details to comply with the following conditions of planning consent 232808 dated 10/01/2024. Condition 3 relates to external materials, condition 4 to details of windows and doors, and condition 5 to details of dormers.	Approved, 29/05/2024
232647	Application for submission of details to comply with the following condition of planning consent 232115 dated 25/10/2023. Condition 3 relates to the submission of a Construction Method Statement.	Approved, 22/11/2023
232808	Full application for the proposed alterations to roof/loft conversion to provide 2 no x 2 bedroom flats and replacement sash windows in rear elevation.	Approved, 10/01/2023
232695	Prior approval submission for the proposed change of use of part of the ground floor plus the first and second floors of the commercial premises to form 9No. dwellings.	Approved, 22/12/2023
232130	Full application for the proposed changes to fenestration, addition of roof light and installation of balustrades.	Approved, 26/10/2023
232115	Prior approval submission for the proposed change of use of part of the ground floor plus the first and second floors of the commercial premises to form 8 no. dwellings (Use Class C3)	Approved, 25/10/2023

230588	Application for non-material amendment to planning consent 223135 for the removal of existing night safe bezel and infill with brick.	Approved, 20/03/2023
223135	Full application for the removal of all existing signage, external ATMs, Nightsafe Bezel and making good where removals affect the building. Following the closure of the retail bank	Approved, 16/11/2022
09729	Alterations and extensions to existing branch bank premises.	CA, 12/04/1979
03791	Extension to Bank Premises	CA, 20/02/1976

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

The original planning application under 232808 related to a *'full application for the proposed alterations to roof/loft conversion to provide 2 no x 2 bedroom flats and replacement sash windows in rear elevation.'*

The proposed alterations to the front entrance door fall outside the description of development as approved. As such, the proposed changes go beyond the scope of the original planning permission and cannot be considered under a non-material amendment application.

This position is reaffirmed by the approved elevational drawing (Drawing R.06) under application 232808, which indicates the extent of the approved works. The proposed alterations to the roof/loft conversion and replacement of rear sash windows are appropriately highlighted on the drawing, and no alterations to the front entrance door were included or implied.

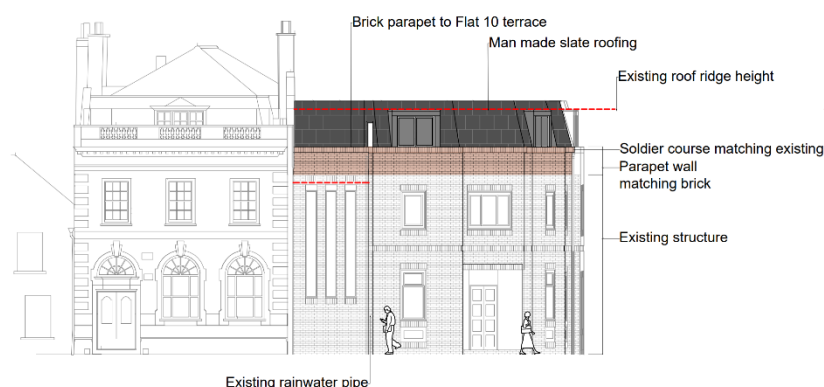


Figure 1 – Proposed elevational drawing (Drawing R.06) showing south-west side elevation.

The alteration to the existing doors therefore falls outside of the operative part and scope of the original planning permission sought to be varied.

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 proposed change is material.
Date:	16 January 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.01.2024