

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261067
Site Address:	16 - 22 High Street, Wargrave, RG10 4BY
Expiry Date:	04 June 2026 (EoT)
Proposal: Application for non-material amendment to planning permission 231166 to expressly provide for the approved development to be carried out in two phases, in the order shown on the approved phasing plan. Revised description to read: Full application for a two phased development including Phase 1 – retrospective demolition of roadside wall within a Conservation Area, repair and alterations to no. 18 High Street (Holly Cottage) including demolition of curtilage listed wall, plus formation of a new gated walled entrance and addition of hard and soft landscaping following demolition of nos. 20–22 High Street and a boundary wall; and Phase 2 – erection of 1 no. detached replacement dwelling and car port following demolition of no. 16 High Street (Silvaplane) and associated outbuildings.	

RELEVANT RECENT PLANNING HISTORY		
Application No.	Description	Decision & Date
231167 (16 - 22 High Street)	Application for Listed Building consent for proposed repair and alterations to no. 18 High Street (Holly Cottage) and demolition of curtilage listed wall to boundary with no. 16 High Street (Silvaplane).	APPROVED – 28/07/25
231166 (16 - 22 High Street)	Full application for the proposed erection of 1 no. detached replacement dwelling and car port following demolition of no. 16 High Street (Silvaplane) and associated outbuildings and retrospective demolition of roadside wall within a Conservation Area, repair and alterations to no. 18 High Street (Holly Cottage) including demolition of curtilage Listed wall plus formation of a new gated walled entrance and addition of hard and soft landscaping following demolition of nos. 20-22 High Street and a boundary wall.	APPROVED – 28/07/25
192252 (16 High Street only)	Full planning application for the erection of 1No dwelling following demolition of existing dwelling and 4 No. outbuildings.	REFUSED – 17/10/2019 Appeal dismissed – 30/04/2020
181617 (16 High Street only)	Full planning application for the erection of a replacement dwelling following demolition of the exiting dwelling.	Refused – 04/07/2018

Is the proposed change non-material?

Yes

1

No

x

Proposed amendment to a phased development:

The proposed amendment introduces a phased approach to the implementation of planning permission 231166, separating the approved development into two stages comprising (i) demolition, repair and High Street frontage works and (ii) the demolition and replacement of Silvaplane.

This proposed phasing arrangement is outlined within the submitted 'Site Block Plan Works Phasing Proposal' drawing (refer to Fig. 1 below):

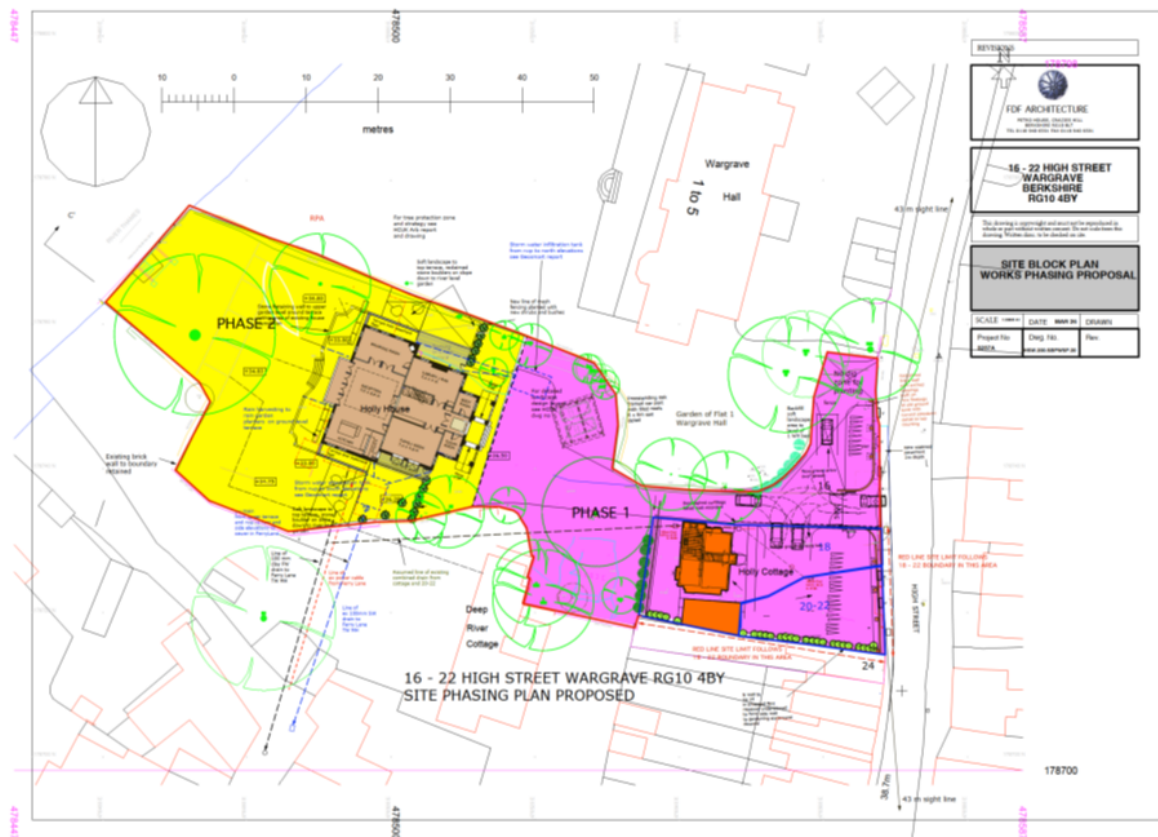


Fig 1: 'Proposed Site Block Plan Works Phasing Proposal' drawing

The extant approved Site Block Plan is provided in Fig 2. below for comparison.

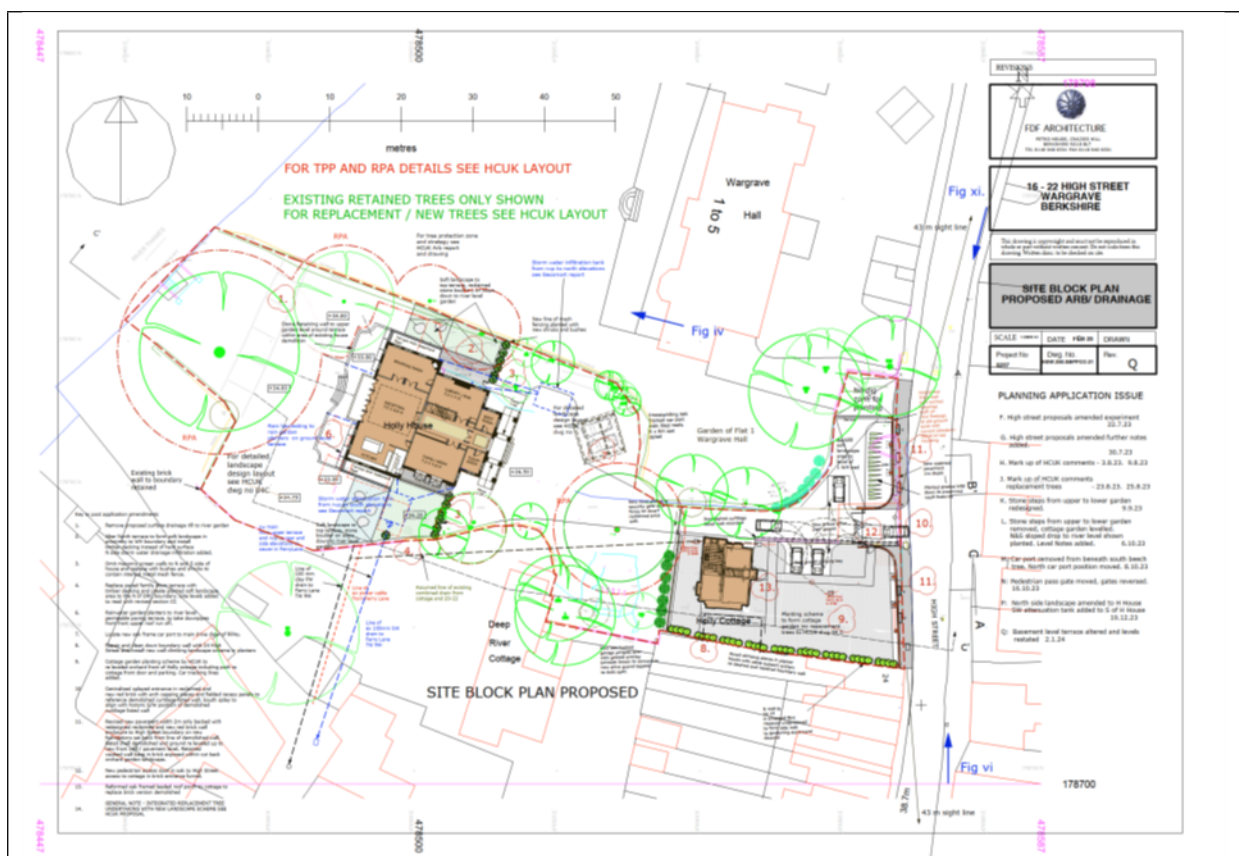


Fig 2: Approved Site Block Plan for planning permission 231166

The proposed amendment does not alter the nature, scale, layout or design of the approved development, nor does it introduce any new impacts. Rather, it relates solely to the sequencing of works. Accordingly, the Local Planning Authority is satisfied that the amendment would not result in any material change to the development approved under planning permission 231166 and therefore constitutes a non-material amendment within the meaning of Section 96A of the Town and Country Planning Act 1990.

The proposed phasing reflects the existing structure and intent of the conditions attached to the original permission, which already require several of the works (particularly those relating to Holly Cottage and associated site preparation) to be undertaken prior to the commencement or occupation of later elements of the development. The amendment therefore formalises a sequencing that is already implicit within the approved scheme and does not materially change how the development operates in planning terms.

However, because the amendment seeks to expressly provide for the approved scheme to be delivered in two phases, the order of those phases must be stated explicitly within the permission rather than left to implication from the approved drawings alone. This is necessary to ensure that the phasing of development is clearly defined within the permission itself and is not reliant solely on interpretation of the approved plans.

Hence, to ensure enforceability, an additional condition is recommended to be added to planning permission 231166 to ensure that the development is carried out in the phases indicated in the submitted phasing plan (refer to Fig. 1 above).

To provide clarity and ensure enforceability, it is recommended that the submitted phasing plan be added to the list of approved drawings under Condition 2 and that an additional condition be imposed to require the development to be carried out in the approved phase order. Other than the amendment to Condition 2 and the addition of that phasing condition, no further changes to the wording of the extant conditions are considered necessary.

Overall, the amendment is procedural rather than substantive and is therefore considered to represent a non-material amendment within the meaning of Section 96A of the Town and Country Planning Act 1990.

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 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.

Conclusion

For the above reasons, the proposed amendment is considered to be non-material and capable of approval under Section 96A.

RECOMMENDATION

Recommendation:	Approve – the change is non-material.
Date:	03 June 2026
Earliest date for decision:	17 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	04.06.26