

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250236
Site Address:	23 Dalley Road, Wokingham, RG40 5BQ
Expiry Date:	3 March 2025
Proposal: Application for non-material amendment to planning consent 242401 to change the rooflight configuration to 3 no. smaller rooflights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241892	Pre-application advice for the proposed installation of 2 no. rooflights.	Replied, 31/07/2024
242401	Householder application for the proposed installation of 2 roof windows.	Approved, 29/10/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Proposal:

This application seeks a non-material amendment to planning consent 242401 to alter the south side-facing rooflight configuration, increasing the number of rooflights from two to three.

Assessment

The originally approved description of development under application 242401 states: "Householder application for the proposed installation of **2** roof windows."

While this amendment proposes increasing the number of roof windows to three, the change primarily involves subdividing one of the originally approved larger rooflights into two smaller units, alongside minor adjustments to the overall size and scale of the rooflights. The alterations would not materially alter the external appearance of the development, nor would they introduce any new impacts in terms of design, visual amenity, or residential amenity.

The proposed change would remain within the scope of the original permission, as it would not fundamentally alter the approved development but rather refine details of its implementation. Since the overall nature of the scheme remains unchanged, the amendment can be considered non-material. The description of development for planning consent 242401 will be updated accordingly to reflect this minor modification.

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:	5 February 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.02.2025