

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250645
Site Address:	23 Albany Park Drive, Winnersh, Wokingham, RG41 5HZ
Expiry Date:	18 April 2025
Proposal: Application for non-material amendment to planning consent 242438 to allow changes to layout and fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250176	Application for non-material amendment to planning consent 242438 to allow changes to layout and fenestration.	Approved 19/02/2025
242438	Householder application for the proposed first floor extension above existing garage and new car port alongside rear roof change from flat to gable end.	Approved 24/10/2024
241074	Householder application for proposed two storey side extension with changes to the fenestration following the partial demolition to the existing garage	Refused 26/06/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved schemes (ref: 242438 and 250176) by alternating the car port to improve privacy of the property. The car port will be completely infilled by a solid brick wall. Additionally, it will include two narrow windows on the southeast side elevation, to allow for light to enter.

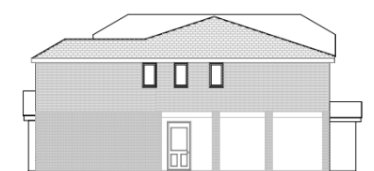


Figure 1: Approved side elevation

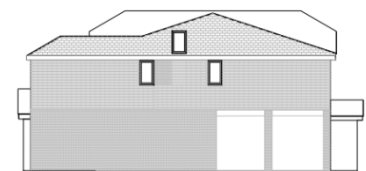


Figure 2: Approved amended side elevation

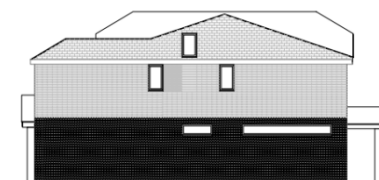


Figure 3: Proposed amended side elevation

There is no set definition for a non-material amendment within planning legislation. For this application the southeast side elevation would see some minor changes including the replacement of two car port pillars with a bricked wall and two narrow, high level windows to serve the car port.

General points for which an application for a non-material amendment could be assessed against might include:

- *Material changes to the dimensions or nature of the proposal*
- *Changes in the red line*
- *Moving a building or external walls*
- *Significantly altering the external appearance of the permitted proposal*

The proposed alteration would not require a change in description of the approved development. No increase in volume or footprint of the extension would occur as the car port areas would merely be infilled by brickwork. The proposed alterations would not materially alter the external appearance of the extension.

The development, under the original planning permission, is required to be built out with materials of similar appearance to the original dwelling. The proposed window and brickwork under this NMA will still be bound by this condition, and therefore in terms of materials will be in keeping. Hence, the proposal is deemed to be a non-material amendment to the original planning permission and thus is recommended for approval.

Moreover, the two proposed windows are high-level (2m high) to reduce any overlooking opportunities. It should also be noted that the window does not serve a habitable room or overlook any private rear amenity space, therefore there would be no negative impacts on opposing neighbours.

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:	07 April 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	07/04/25