

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261235
Site Address:	22 Sibley Park Road, Earley, Wokingham, RG6 5UB
Expiry Date:	22 June 2026
Proposal: Application for non-material amendment to planning consent 253060 to change the front entrance porch from a mono pitch roof to a gable end with feature glazing, to increase in width and reduce in length the single storey rear extension (overall area retained), including 4 no. roof lights. Bi-folding doors to rear elevation removed and replaced with window. First floor window to rear elevation repositioned and first floor French doors/sliding doors to rear elevation repositioned.	

PLANNING HISTORY

Application No.	Description	Decision & Date
253060	Householder application for the proposed erection of a single storey front extension to form enclosed porch, single storey side extension to form lean-to, garage conversion to create habitable accommodation, single storey rear extension, first floor side extension, plus changes to fenestration including the insertion of a Juliet balcony.	Approved 09/02/2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

This application seeks permission to amend the approved scheme (ref: 253060), by virtue of amending the depth and width of the rear extension, plus the addition of 4 no. rooflights. Alterations to the front extension to change it from a mono-pitch roof to a gable end. Plus, changes to fenestration.

There is no set definition for a non-material amendment, but it is a minor change. For this application, the depth of the rear extension is being reduced from 6m to 5.35m, and the width of the rear extension is being increased from 3.55m to 4.1m. This will result in an area increase of approximately 0.6m². The front extension is also being amended from a mono-pitch roof to a gable end (dual pitch). Additionally, alterations to fenestration are also proposed, including the insertion of 4 no. rooflights to the rear extension.

There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that the proposal would conflict with any of these points such as:

‘Amending the description of development or introducing new element(s) which were not part of the original scheme.’

‘Significantly altering the external appearance of the permitted proposal.’

‘Adding a window that may cause overlooking.’

Typically, an increase in volume would not normally be considered a non-material amendment to a scheme. However, in this instance, the proposed alterations to the rear extension would not require a change in description for the new development. The depth of the extension is being reduced by 0.65m, and the width is being increased by 0.55m. This results in an increase in floor area of approximately 0.6m². No new element is being introduced, and it is not deemed that this minor increase in width and floor space would significantly alter the external appearance of the permitted proposal. Additionally, the 4 no. rooflights that are being introduced raise no concerns with regards to overlooking. As such, in this instance, it is deemed that the proposed alterations to the rear extension are deemed as a non-material change.

The proposed alteration to the front extension taking it from a mono-pitch roof to a gable end would not require a change in description and no new elements are being introduced. This slight alteration would not significantly alter the external appearance of the front extension and no new windows that could raise overlooking concerns are being introduced.

All of the proposed fenestration changes are on the rear elevation. At ground floor level the bi-fold doors are being replaced with a smaller window. At first-floor level, the walk-in wardrobe window is being widened, and the Juliet balcony is being located more central on the rear gable. No new windows are introduced, and the fenestration changes wouldn't result in a change in the description. Additionally, the external appearance would not be significantly impacted upon, and the changes raise no concerns with regards to overlooking.

For these reasons, the proposal does not demonstrate that it would differ materially from what has been approved and the changes are deemed as being non-material. Accordingly, the application is recommended for approval.

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:	17 June 2026
Earliest date for decision:	n/a
Recommendation agreed by: (Authorised Officer)	
Date:	17/06/26