

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261986
Site Address:	Land South of Parcel P15 (Parcel P16), Hogwood Farm, Finchampstead, Wokingham, Berkshire, RG40 4QY.
Expiry Date:	17 September 2026
Proposal: Application for non-material amendment to planning consent 242653 to replace the approved Palm house type with a new Oak house type on Plots 43, 44, 45 and 53.	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
O/2014/2179	Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems. PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	Planning permission granted 9/1/2017
181194	Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non-residential uses; 13.The primary school; 14.Employment land; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water drainage scheme; 64. SANG landscape scheme.	Minor material amendment (s.73) application to O/2014/2179 – approved 14/11/2018.
230923	Application for a Non-Material Amendment to Outline Planning Permission O/2014/2179 (as varied by Minor Material Amendment Planning Permission 181194 issued pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)) relating to Land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY. The proposed amendments relate to the approved parameter plans and phasing strategy detailed under Conditions 1 and 3.	Approved 11/04/2024
242332	Application for non-material amendment to planning consent 181194 to allow removal of condition 5.	Approved 26/09/2024

220175 + NMAs 222334 and 223479	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 157 dwellings across parcels P14 and P15 with access via the Nine Mile Ride Extension (NMRE), associated internal roads, provision of Public Open Space (PG2 and AGS5), sports facilities land and allotments land, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 15/07/2022
230529	Full application for the temporary formation of a visitors car park, temporary formation of a SUDS drainage basin and temporary landscaping to facilitate use of units 1 and 2 as a sales centre within development phases P14 & P15 at Hogwood Farm (Reserved Matters 220175 pursuant to outline consent 181194 refers).	Approved 24/05/2023
221079	Full application for the proposed temporary emergency access from the Nine Mile Ride Extension (NMRE) for a period of 5 years to provide access to Parcels 14 and 15 at Hogwood Farm (in accordance with the hybrid application ref: O/2014/2179 and 140674 as varied by the minor material amendment application ref: 181194).	Approved 06/09/2022
242653	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage	Approved 28/10/2025
242811	Application for non-material amendment to planning consent 181194 to amend the approved parameter plans to reflect revised land use arrangements.	Approved 28/10/2025
242696	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure. Details of access, appearance, landscaping, layout and scale to be considered	Approved 28/10/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Planning permission 242653 granted full planning permission for 48 dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage. The present application seeks to amend the approved development by replacing the Palm house type with the Oak house type on Plots 43, 44, 45 and 53.

The submitted drawings demonstrate that the revised dwellings would retain the same general character and appearance as the approved units. Both house types comprise detached, two-storey dwellings with integral garages and a comparable architectural approach. The amendments principally involve the removal of the rear garden room and associated changes to the internal layout, resulting in a reduction in the footprint and gross internal floor area of the affected dwellings. The revised dwellings remain substantial family homes and continue to provide accommodation that complies with the Nationally Described Space Standard.

The proposal would not alter the approved number of dwellings, access arrangements, highway layout, parking provision or overall design principles of the development. The substitute house types would occupy a smaller footprint than those previously approved and would increase the size of the private rear gardens serving the affected plots. The amendments would not result in any additional overlooking, loss of privacy, loss of light, overbearing impact or any other adverse effect on the amenities of neighbouring or future occupiers.

The revised drawings confirm that the changes can be accommodated without materially altering the character or appearance of the development as approved. The overall layout of the scheme remains unchanged and the proposal would not give rise to any impacts that were not considered as part of the assessment of planning permission 242653.

The proposed Oak dwellings retain integral garages and the revised parking plan does not indicate a reduction in the approved parking provision. Having regard to the reduced dwelling footprint and the absence of any increase in dwelling numbers, the change would not generate any additional parking demand or highway impact beyond that already assessed under permission 242653.

Community Infrastructure Levy:

The proposed amendments would result in a reduction in the overall floorspace of the approved development. However, a Section 96A non-material amendment does not constitute a separate planning permission for the purposes of the Community Infrastructure Levy Regulations and cannot be used as a mechanism to amend the existing CIL liability. Whilst the reduction in floorspace can be recorded for administrative purposes, the amendment would not result in any reduction to the CIL amount associated with planning permission 242653.

Conclusion:

There is no statutory definition of a non-material amendment and each proposal must be considered on its own merits and within the context of the planning permission as a whole. In this instance, the proposed amendments are limited to the substitution of house types on four plots. The proposal would not increase development, alter the approved layout, affect residential amenity, change the character of the development, or give rise to any new planning impacts. The revised dwellings would remain compliant with the Nationally Described Space Standard and the changes would result in a reduction in built form when compared with the approved development.

The amendments are therefore considered to be minor in nature and non-material within the context of planning permission 242653. Approval can appropriately be granted under 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 (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:	11 September 2026
Earliest date for decision:	n/a
Recommendation agreed by: (Authorised Officer)	NC
Date:	11/09/2026