

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261281
Site Address:	43 Old Bath Road, Sonning, Wokingham, RG4 6SY
Expiry Date:	25 June 2026
Proposal: Application for non-material amendment to planning consent 252927 dated 2 February 2026 to allow amendments to the approved rear dormer fenestration, enlargement of rear first-floor windows and amendment to the approved external facing brick specification.	

PLANNING HISTORY

Application No.	Description	Decision & Date
252927	Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping, following demolition of the existing dwelling.	Approved, 02/02/2026

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

This application seeks non-material amendments to planning permission 252927 comprising:

- Changes to the rear dormer window to provide a larger floor-to-ceiling glazed opening;
- Amendments to the width and positioning of the rear first-floor windows and the ground-floor window serving the snug; and
- A change to the approved external facing brick from Ibstock Audley Red Mixture Stock to Imperial Conservation Yellow Multi Stock.

In the context of the approved scheme, the proposed alterations to the fenestration are considered to be minor amendments that would not materially alter the scale, form or overall appearance of the development. As such, these changes would not, in themselves, affect the substance of the planning permission.

However, the proposed change to the external facing brick is considered to constitute a material amendment. The approved brick forms a key component of the design and appearance of the dwelling, and the proposed replacement material would be applied across all elevations of the building. As a result, the change would be readily perceptible within the street scene and would materially alter the visual appearance of the approved development.

Whilst the wider Old Bath Road area exhibits a varied palette of building materials, there is a broadly consistent use of either red and brown multi-stock brickwork or white and off-white rendered dwellings. The proposed yellow/buff multi-stock brick would introduce a notably different appearance to that approved and would require an assessment of its impact on the character and appearance of both the host dwelling and the surrounding area – this change therefore cannot reasonably be regarded as a non-material amendment.

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:	Refuse – the change is material.
Date:	23 June 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.06.2026