

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260586
Site Address:	Land to the west of St Annes Drive, and south of London Road, Wokingham, RG40 1PB
Expiry Date:	Extended to 14 April 2026
Proposal: Application for non-material amendment to planning permission 203544 (APP/X0360/W/22/3297645) to revise previously approved non-material amendment 240830 to allow the approved balcony screening to be changed from glass to perforated aluminium balustrade on Plots 12–20.	

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2007/1613	Proposed erection of replacement stable block	Approved 15/08/2007
182882	Full planning application for the development of 74 units (including 26 affordable homes) with associated access road from St Anne's Drive, Landscaping, SANG and open space.	Refused 09/01/2020 Appeal Withdrawn
203544	Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space.	Refused 13/01/2022 Appeal Allowed 20/12/2022
240804	Application for non-material amendment to planning consent 203544 (APP/X0360/W/22/3297645) to flip plots 27-39 and make elevational changes to these plots.	Approved 23/05/2024
240848	Application for non-material amendment to planning consent 203544 (APP/X0360/W/22/3297645) to make changes to plots 40 - 54. The proposed changes include changes to elevations, fenestration and internal layouts.	Approved 23/05/2024
240959	Application to vary condition 2 of planning consent 203544 (approved under APP/X0360/W/22/3297645) for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space. Condition 2 refers to the approved details, and the variation is for the addition of garden rooms to 14 no. plots on the site.	Withdrawn 24/06/2024

240830	Application for non-material amendment to planning consent 203544 (APP/X0360/W/22/3297645) to make elevational changes to the affordable plots and market plots 1 - 26. The proposed changes include changes to elevations, fenestration, roof forms and internal layouts.	Approved 12/06/2024
242697	Application for a non-material amendment to revise conditions 15, 19 and 20 attached to planning permission 203544 & APP/X0360/W/22/3297645	Approved 15/11/2024
243194	Application to vary condition 2 of planning consent 203544 (approved under APP/X0360/W/22/3297645) for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping and open space. Condition 2 refers to the approved details, and the variation is to amend the drawings to include the addition of single storey rear extensions to approved plots 2, 3, 4, 7, 50, 51 and 52.	Approved 23/10/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

This application seeks to amend the previously approved balcony screening to Plots 12 to 20, changing the material from glass to black perforated aluminium balustrading.

It is acknowledged the balconies will be visible within the development itself including from the public realm although this would be limited given the set back from the main road. However, the proposed change in material from glass balustrading to black perforated aluminium balustrading will maintain the essential function of screening for these specified units. Overall, the amendment will not result in a significant impact upon the overall appearance of Plots 12-20 and thus is considered to be minor and non-material within the context of the planning 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:	14 April 2026
Recommendation agreed by: (Authorised Officer)	
Date:	16.04.26