DELEGATED OFFICER REPORT

WOKINGHAM BOROUGH COUNCIL

Application Number:	262487
Site Address:	92 Old Bath Road, Charvil, Wokingham, RG10 9QL
Expiry Date:	30 November 2026
Proposal: Application for non-material amendment to planning consent of 260257 for changes to fenestrations.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
260257	Householder application for the proposed erection of first floor front extension and installation of a front dormer, plus erection of a part single part two storey rear extension, conversion of the garage to habitable accommodation and changes to fenestration.	Approved 29th May 2026

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐

Assessment:

This application seeks permission to amend the previously approved scheme under application reference 260257. The proposed amendments comprise the insertion of one small window within the west elevation, one first-floor window within the northern elevation and one rooflight, together with the removal of two existing windows and a door. Within the southern elevation, one additional rooflight is proposed together with the removal of one existing window.

There is no set definition for a non-material amendment but refers to a minor change in a development that already has planning permission. The proposed alterations would not require a change in description of the new development as the proposed changes would perceivably be materially the same.

The proposed changes to the fenestration are limited in nature and would not give rise to any unacceptable overlooking, loss of privacy, or other adverse impacts on neighbouring residential amenity.

For these reasons, the proposal does not demonstrate that it would differ materially from what has already been approved, and therefore the application is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

Public: Information that can be seen and used by everyone inside and outside the Council.

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:	18 November 2026
Earliest date for decision:	

Recommendation agreed by: **(Authorised Officer)**	*MC*
Date:	**19.11.2026**

Public: Information that can be seen and used by everyone inside and outside the Council.