

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251355
Site Address:	178 Bearwood Road, Barkham, Wokingham, RG41 4SH
Expiry Date:	9 July 2025
Proposal: Application for non-material amendment to planning consent 240665 to amend condition 2 to include Site Location Plan (640- PL-00 Rev B Location Plan).	

PLANNING HISTORY

Application No.	Description	Decision & Date
242719	Application to vary conditions 2 and 8 of planning consent 240665 for the proposed erection of 1 no. four bedroom detached dwelling with associated landscaping following demolition of the existing dwelling and garage. Condition 2 refers to the approved details and condition 8 to landscaping, and the variation is to change the siting of the approved dwelling with accompanying landscape plan, plus a change to fenestration.	Refused: December 2024 (ongoing appeal)
240665	Full application for the proposed erection of 1 no. four bedroom detached dwelling with associated landscaping following demolition of the existing dwelling and garage.	Approved: June 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
In 2009, the Government introduced a formal procedure for agreeing changes to an existing planning permission, to provide flexibility to facilitate small changes to consented schemes, without needing to apply for further planning permission. There is no statutory definition of what constitutes a non-material amendment. The Planning Practice Guidance sets out that they would be 'a less than substantial change', and that whether something is non-material depends on the specific context of a scheme. In this instance, the proposed change simply comprises the addition of a Location Plan (640- PL-00 Rev B) to Condition 2 of application 240665. There is no direct alteration to the development itself. The original Site Location Plan was disputed by Officers at application stage and the Agent was unwilling to amend this, therefore it was not specified on the original decision notice (discussed in Officer report 240665). This amendment rectifies this issue.	

As the red line shown on the submitted Location Plan would match that of the approved Site Block Plan (640-PL-07 C), it is clear that the proposal does not amount to a material change to the approved scheme, such that the application is recommended for approval.

Notwithstanding the above, it is noted that the application is also accompanied by a Site Block Plan (640-PL-07 D), which differs significantly from the approved Block Plan. As the application form and cover letter make no reference to this, it is unclear why it has been submitted with the application. In any case, it should be known that the approval of this non-material amendment application relates only to the additional Location Plan (640- PL-00 Rev B).

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:

3 July 2025

**Recommendation
agreed by:
(Authorised Officer)**



Date:

3 July 2025