

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260942
Site Address:	Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW
Expiry Date:	30 June 2026 (EoT)
Proposal: Application for non-material amendment to planning consent 251856 to allow siting adjustments to the car ports serving Plots 01, 04 and 05. Redesign of Plot 8 ground floor layout, along with amendments to the roof plan and changes to fenestration.	

PLANNING HISTORY

Certificates and changes of use

Reference	Description	Decision
T/1996/64687	Temporary change of use of land for storage of new vehicles	Refused 10 February 1997
CLU(E)105	Certificate for existing lawful use for the storage of unregistered motor vehicles	Refused 1 October 1998
T/APP/X/99/X0360/003156	Appeal against refusal of CLU(E)105	Part upheld 10 November 1999
APP/X0360/C/99/1028620/1	Linked appeal against enforcement notice associated with CLU(E)105	
TP/2001/3383	Temporary and retrospective change of use of land for storage of motor vehicles	Refused 5 April 2001
CLE/2001/3818	Certificate of lawful existing use of land for seven buildings and land for storage of plant and materials.	Approved 12 February 2002
TP/2002/5895	Temporary change of use of land to storage of cars	Refused 5 April 2002
F/2002/6913	Demolition of seven storage buildings and removal of open storage and replacement with two new storage buildings	Refused 28 October 2002
F/2003/9103		Approved 15 October 2003
F/2007/1070	Change of use for the siting of three storage containers	Refused 28 June 2007

183248	Certificate of lawful use for the storage of inert waste	Refused 4 March 2019
183255	Certificate of lawful use for the storage of builder's plant and materials	Refused 5 March 2019
APP/X0360/X/19/3224190	Appeal against the refusal of 183248	Public Inquiry appeal withdrawn 5 October 2020
APP/X0360/X/19/3224195	Linked appeal against the refusal of 183255	

Planning applications for residential development

Reference	Description	Decision
O/30127	52 dwellings	Refused 14 June 1988
T/APP/H0330/A/88/092313	Appeal against refusal of O/30127	Dismissed 18 September 1989
O/2001/4418	30 dwellings	Refused 1 May 2002
O/2001/5276	48 dwellings (outline)	Withdrawn 29 November 2001
O/2001/5362	50 dwellings (outline)	Refused 9 January 2002
APP/0360/A/01/1076708	Linked appeal against refusal of O/2001/4418	Dismissed 1 May 2002
APP/X0360/A/02/1081441	Linked appeal against the refusal of O/2001/5362	
160162	34 dwellings	Refused 3 May 2016
172230	25 dwellings (outline)	Refused 11 May 2018
APP/X0360/W/18/3205487	Appeal against refusal of 172230	Dismissed 19 November 2019

Application No.	Description	Decision & Date
223592	Full application for the erection of 5no. dwellings with double garages following removal / demolition of the existing outbuildings.	Approved 09 June 2023
233086	Full application for the proposed erection of 8no. dwellings and erection of car canopies, following removal/demolition of the existing outbuildings.	Approved subject to s106 09 May 2025
251856	Application to vary condition 2 of planning consent 233086 for the Full application for the proposed erection of 8 no. dwellings and erection of car canopies, following removal/demolition of the existing outbuildings. Condition 2 refers to Approved Details and the variation is for the replacement of the approved drawings with revisions that incorporate alterations to the proposed dwellings.	Approved subject To a s106 26 November '25

260107	Application for non-material amendment to planning consent 251856 for changes to fenestration, external materials and design elements on plots 1-8.	Approved 09 Feb 2026
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APPRAISAL

This Non Material Amendment (NMA) application proposes several amendments to the approved scheme (251856), as also amended by NMA 260107.

These proposed changes mainly relate to the minor repositioning of car ports (relating to Plots 01, 04 and 05 only), rather than significant changes to the massing of the development. All car ports would be open-sided and therefore don't compromise additional floorspace. In addition, no floor area increase to the dwellings is proposed. This has been verified by overlaying the proposed Site Plan with the extant version approved under 260107 (refer to Fig. 1 below).



Fig. 1: Approved Site Plan (drawing no. 23.405.101.P7) for 260107 and overlaid proposed Site Plan with changes. (n.b. Orange coloured buildings denote earlier permission and not relevant to this NMA assessment).

Revised plans were received which amended the originally proposed additional car port to Plot 8. The description has been amended accordingly as above. Hence, changes to Plot 8 are now limited to a redesign of the ground floor layout, together with a redesign of the roof plan to amend roof light positions and adjustments to cupboard sizes).

The proposed various amendments to this scheme do not individually or cumulatively significantly impact on the quality of the proposed external appearance of this development and would not necessitate a change to the original description of development. The proposed amendments also raise no other significant material considerations in respect of any potential additional impacts on neighbours, nor do they require amendments to the approved soft landscaping arrangements on site. The proposals would also not impact on the approved landscape wildlife corridor around

the northern, eastern and western boundary of the site, as secured under the s106 on the original 8-unit permission (233086) or as amended by 251856.

Hence, the proposal would not materially alter the approved scheme and can be considered as a non-material amendment to the extant planning permission.

Is the proposed change non-material?

Yes	☒
No	☐

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:	29 June 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	30.06.26