

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250034
Site Address:	4 Charlton Close, Finchampstead, Wokingham, RG40 4YQ
Expiry Date:	6 February 2025
Proposal: Application for non-material amendment to planning approval 223168 to allow changes to layout and fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
223168	Householder application for the proposed part-garage conversion, two storey side extension, single storey rear extension with changes to fenestration.	Approve 23/11/22
230150	Application for non-material amendment to planning consent 223168 to allow the addition of a roof light, repositioning of proposed roof lights and changes to fenestration.	Approve 24/01/23
242777	Application for non-material amendment to planning consent 223168 to change fenestration and alter the internal layout, reduce the depth of the single storey rear extension from 3m to 2m and install an ASHP.	Refused 28/11/24

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

The changes to the approved scheme includes:

- Windows next to front door – Extra window and full height as shown on plan and elevation
- Rear extension reduced from 3m to 2m as shown on plan and elevation
- Rear sliding door changed to bifold and a full height window as shown on plan and elevation
- Internal ground floor layout amended along north and east as shown on plan
- Internal first floor layout amended, bedroom 3/4 as shown on plan
- Remove existing window in bedroom 3 and proposed a larger window to match bedroom 2 as shown on plan and elevation.

Some of the external changes would be visible from a public viewpoint along Charlton Close, with the majority not being visible from a public location. These alterations would result in a small difference to the appearance of the dwelling as proposed under 223168 and the proposed changes is non-material and acceptable.

The reduction of the rear extension would not result in an increase in floorspace or volume, the appearance would not be materially different, and it would not change the original description of development, the proposed change is non-material and acceptable. Moreover, the proposed change would not be visible from a public viewpoint and would not have a detrimental effect upon the street scene or the residential amenity of the neighbouring properties.

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:	6 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.02.2025