

Date: 7 July 2026
Application: 261445



**WOKINGHAM
BOROUGH COUNCIL**

Mr Gareth Cotter
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Dear Mr Gareth Cotter,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 261445

Site Address: 16 Northbury Lane, Ruscombe, Wokingham, RG10 9LQ

Proposal: Application for non-material amendment to planning consent 260051 to allow minor modifications to the internal wall positions and layout, minor amendments to the size and arrangement of the front door opening, enlargement of window and to change the porch roof from a gable roof to a hipped roof.

I refer to your application for a non-material amendment registered on 18 June 2026 under the above reference number. The proposal is for:

The amendments to consent 260051 (dated 06/03/2026) are as follows:

- Alteration to the porch roof, replacing a gable roof with a hipped roof form.
- Alterations to the design of the entrance door.
- Alterations/enlargements of porch fenestration.
- Internal modifications.

As shown on plans numbered 2607-PL-001 received by the Local Planning Authority on 18/06/2026.

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any additional approvals which may be required under other legislations including building control.

Yours sincerely,



Justin Turvey
Head of Development Management - Place & Growth