

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251812
Site Address:	112 Barkham Road, Wokingham, RG41 2RP
Expiry Date:	26 August 2025
Proposal: Application for non-material amendment to planning consent 250635 for modifications to the front porch canopy and front door.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
17427	Two storey extension to provide garage with two bedrooms and bathroom over	Approved 14/05/1982
050537	Proposed single storey side & rear extensions to dwelling, plus single storey front extension to form garage, conversion of existing garage to family room.	Approved 12/04/2005
250635	Householder application for the proposed erection of a front porch infill extension with new external canopy.	Approved 12/05/2025

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Assessment: This application seeks permission to amend the approved scheme (ref: 250635), by virtue of amending the design of the pillars on the porch and lowering the ridge height of the pitched roof on the porch by 0.15m. There is no set definition for a non-material amendment, but it is a minor change. For this application, the style of pillars on the porch are being altered and the height of porch is being lowered. There is a general set of points for which an application for a non-material amendment is assessed against, and it is not considered that the proposal would conflict with any of these points such as: ‘Amending the description of development or introducing new element(s) which were not part of the original scheme.’ ‘Significantly altering the external appearance of the permitted proposal.’ ‘Adding a window that may cause overlooking.’	

The proposed alterations would not require a change in description for the new development and no new elements are being introduced. The slight change in the design of the pillars would not significantly alter the external appearance of the proposal and neither would a reduction in the ridge height by 0.15m. Additionally, no new windows are being introduced and there are no concerns relating to overbearing.

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):

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:	26 August 2025
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	251812