

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260505
Site Address:	Moyle House, Fleet Hill, Finchampstead, Wokingham, RG40 4LJ
Expiry Date:	27 March 2026
Proposal: Application for non-material amendment to planning consent 252691 to allow revisions to the drawings for the proposed detached double garage.	

PLANNING HISTORY

Application No.	Description	Decision & Date
252691	Householder application for the proposed erection of a First floor front extension. Two storey side extension. Two storey side rear extension following conversion of garage to create habitable accommodation. Changes to fenestration to include 2no. Juliet balconies. Raising of the roof to create more space on the first floor. Two storey rear extension to include rooflights. Plus erection of detached double garage following demolition of existing.	Approved 23/01/2026
241939	Householder application for proposed erection of a single storey rear extension	Approval 03/09/2024
170984	Householder application for the proposed erection of a main entrance gate and 2nd exit gate.	Approval 25/05/2017
151426	Proposed erection of single storey rear extension with roof space store.	Approved 29/04/2015
981398	Proposed Two Storey Side Extension To Dwelling And Attached Double Garage	Approval 27/03/1998

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐
The application seeks a non-material amendment to planning consent 252691 for the following: - The insertion of two dormer windows in the front elevation of the detached garage. - The insertion of one door in the rear (east) elevation of the detached garage.	

- The insertion of one door in the side (south) elevation of the detached garage.

Government guidance on 'non-material amendments' does not define what changes may be treated as 'non-material'. Section 96A of the Town and Country Planning Act 1990 states that *"in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted."*

A judgement on "materiality" is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it.

The cumulative effect of the proposed amendments has been assessed against application 252691. The proposed changes are inconsequential in terms of scale and magnitude in relation to the overall development. The changes do not fundamentally change the nature or scale of the proposal.

Two flat-roof dormers are proposed in the front elevation of the garage. The proposal would result in a change to the appearance of the front elevation of the detached garage approved under 252691. The dormers would be clad with the same roof tiles approved for the garage roof under permission 252691. While the addition of the dormers would increase the internal volume of the garage, the footprint and overall height of the garage would remain unchanged.

The application site benefits from a generous plot, with the detached garage positioned well set back from the road. The siting of the garage ensures it is not an overly dominant feature within the street scene. Due to the side on position of the garage, the dormers would face across the host site, rather than outward towards the street or neighbouring properties. Given the orientation and the overall context, the addition of the windows would not materially alter the character of or appearance of the host dwelling or public realm.

The insertion of a rear and side door at ground level in the detached garage would represent a minor design alteration. These additions are not considered to detract from the overall appearance or design integrity of the approved garage.

The approved garage does not include a first floor, and the proposed dormer windows are purely aesthetic in nature. As such, they would not serve habitable accommodation and would not give rise to overlooking or loss of privacy. To ensure that there will be no detrimental impact to neighbouring residential amenity, it will be necessary to condition that no additional first floor space is added to the garage approved under permission 252691.

In summary, the proposed amendments are minor in scale and nature, and do not materially alter the appearance or function of the approved development. There would be no resulting adverse effects on visual amenity, residential amenity or the character of the host dwelling or surrounding area.

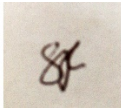
Accordingly, the proposed changes are considered to fall within the scope of a non-material amendment.

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:	23 March 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	26.3.26