

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252687
Site Address:	1 Woodrow Drive, Wokingham, RG40 1RU
Expiry Date:	3 December 2025
Proposal: Application for non-material amendment to planning consent 251950 to change fenestration and fascia boards from white to anthracite grey, and to add a new ground floor rear window.	

PLANNING HISTORY

Application No.	Description	Decision & Date
251950	Householder application for the proposed erection of an extension to the existing porch, a part two-story part single-story side extension and rear extension, together with alterations to the fenestration, the insertion of roof lights and installation of solar panels to rear roof slopes with demolition of existing chimney.	Approved: September 2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

In 2009, the Government introduced a formal procedure for agreeing changes to an existing planning permission, to provide flexibility to facilitate small changes to consented schemes, without needing to apply for further planning permission. There is no statutory definition of what constitutes a non-material amendment. The Planning Practice Guidance sets out that they would be 'a less than substantial change', and that whether something is non-material depends on the specific context of a scheme.

Application 251950 granted permission for a range of works, including the erection of a part two-storey, part single-storey side extension and a single-storey side and rear extension, alongside other minor alterations. The current non-material amendment application proposes changes to the approved development relating to external materials and fenestration. Specifically, the applicant seeks to replace the previously approved white UPVC windows, fascias, and front door with anthracite grey. In addition, the proposal includes the insertion of one additional window on the ground-floor rear elevation.

There are various available documents that provide guidance for what constitutes a material amendment, and in this case, the following is under consideration:

- Whether the change would adversely affect the design of a development (including the loss of details or use of lesser quality materials).

Assessment

The proposed changes to external materials and fenestration do not conflict with the criteria outlined for assessing non-material amendments. While the introduction of anthracite grey UPVC windows, fascias, and a front door represents a shift toward a more contemporary aesthetic, this alteration is limited to the visual appearance and does not fundamentally change the scale, form, or character of the approved development. Similarly, the addition of a single ground-floor rear window is a minor adjustment that does not introduce any significant design or amenity impacts. Taken together, these modifications are considered to be less than substantial in nature and do not undermine the integrity of the original permission. Therefore, the proposed amendments are appropriately classified as non-material and can be supported within the scope of the existing consent.

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:	19 November 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	19 November 2025