

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242778
Site Address:	2 South Close, Wokingham, RG40 2DJ
Expiry Date:	29 November 2024
Proposal: Application for non-material amendment to planning consent 231145 to allow changes to fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
231145	Householder application for the proposed erection of a two storey rear extension plus changes to fenestration following removal of existing chimney.	Approved 29/08/2023
181755	Householder application for the proposed erection of a single storey rear extension; reconfiguration of front porch; partial re-cladding to external elevations plus laying of new roof to existing rear extension and garage.	Approved 17/08/2018
131113	Proposed erection of a single storey rear extension with new pitched roof over garage and utility area, single storey front extension to porch, increase in parking area and erection of section of new boundary fence.	Approved 11/06/2013

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

This application seeks a non-material amendment to planning consent 231145 for the following:

- To replace the two first-floor high-level windows in the eastern side elevation with one obscurely glazed window.
- The addition of one first-floor obscurely glazed window in the eastern side elevation to serve an en-suite bathroom.

Assessment:

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 have been assessed against application 231145. The proposed changes are inconsequential in terms of the scale and magnitude in relation to the overall development. The changes do not fundamentally change the nature or scale of the proposal.

The amendments do not change the red line plan and there is no change in the dimensions of the approved scheme.

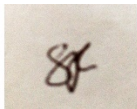
The replacement of two first-floor, high-level windows with one obscurely glazed window plus one additional first-floor, obscurely glazed window in the eastern side elevation of the dwelling would result in a small visual change to the appearance of the property as proposed under 231145. The windows would be road facing and therefore, the proposed changes do not require consultation and would cause no material impact on neighbours or statutory bodies or result in loss of privacy or amenity to neighbours for which any concern was raised during the planning application.

In the context of the original scheme and the above, the proposed changes are not considered material.

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:	27 November 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	27.11.24