

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 March 2026

Application Number: 260380

Location: 12 Benning Way, Wokingham, RG40 1XX

Proposal: Application for non-material amendment to planning consent 241226 to allow infilling of the front elevation recess, reduction in depth of the approved rear extension, revisions to rear and side fenestration, retention of the existing stair window, and installation of a wall-mounted air conditioning unit.

Recommendation: Refused

Reasons

1. The infilling of the front elevation recess, reduction in depth of the approved rear extension, revisions to rear and side fenestration, retention of the existing stair window, and installation of a wall-mounted air conditioning unit as shown on plans 2309-P104, 2309-P110, 2309-P111, 2309-P112, 2309-P113 & 2309-P114.

Reason: The inclusion of the wall-mounted air conditioning unit on the side elevation facing no.14 would result in a material change given its noise and potential impact upon neighbouring properties and thus would require a new planning application.

Recommendation and conditions/reasons agreed:

A handwritten signature in grey ink, appearing to be 'HMM'.

Date: 11 March 2026

REMEMBER - The earliest date for a decision on this application is: