

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242301
Site Address:	10 Manners Road, Woodley, Wokingham, RG5 3EA
Expiry Date:	8 October 2024
Proposal: Application for non-material amendment for planning consent 230623 for erection of a new timber fence on the side property boundary line and changes to roof lights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
230623	Householder application for the proposed erection of a single storey front/side extension.	C/A – 11/05/2023

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

Planning consent was granted for the erection of a single storey front/side extension. This non-material amendment application proposes the erection of a 6ft high timber fence adjacent to the site's boundary fronting the highway (Manners Road) and the omission of 4no. rooflights on the extension and the insertion of 1no. larger rooflight.

The proposed changes to the approved rooflights are de minimis and would not materially change the approved scheme or introduce any additional impact upon the street scene or neighbour amenity.

However, the proposed erection of a boundary fence would constitute a separate form of development, unrelated to the consent granted. The proposed fence would change the description of the approved development, which cannot be considered as a non-material amendment to the scheme.

Therefore, the proposed replacement boundary fence would require planning permission in its own right. Due to its position immediately adjacent to the public highway, a full assessment on impact on neighbour amenity, character of the area and highway safety would be required to determine whether the proposal is acceptable.

Therefore, the proposed change is considered to be a material amendment to the approved scheme.

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:	Refuse – the change is material because it would constitute a separate form of development, unrelated to the permission granted, and would change the description of the approved development.
Date:	4 October 2024
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	04/10/24