

DELEGATED APPLICATION REPORT

Application No: 230277

Address: 2 Lomond Avenue, Caversham RG4 6PL

Proposal: Minor amendment of planning permission 180542 for change in footprint and rooflights (amended description)

Applicant: Mrs Judith Barratt

Target date: 12 May 2023 (ext.)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area

The application site is a semi-detached two storey dwelling on the west side of Lomond Avenue in Caversham. The property is set back from the road by way of a paved driveway. There is an existing single storey element at the rear which is an original feature of the property. The surrounding area is residential, comprised of detached and semi-detached properties in similar character. The property is not listed nor in a conservation area.

2. The Proposal

The proposal comprises of a reduction in footprint to a previously approved single storey rear extension, as well as changes to the proposed roof lanterns. The proposed extension would measure 2.5m in depth by 6.55m in width, a reduction of 0.5m in depth and 0.25m in width.

Public Consultation

i. Neighbour Consultation

No statutory requirement for any for this type of application.

Internal Consultations

None consulted.

3. Plans Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following documents:

Approved plans at time of application

2016-1-A-10 Rev B, received on 24 May 2018

Proposed plans as part of this application

AD/02 Rev E Proposed plans, dated October 2022, received on 11 April 2023

4. Relevant Planning History

180542 - Single storey flat roof rear extension, garage conversion with roof modification (part retrospective) - Application permitted on 26/7/2018

5. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. Relevant Planning Guidance

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

7. Relevant Policies

The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

8. Appraisal

In the context of the permitted scheme it is not considered that the amendment would have any material impact on the overall design or neighbour amenities. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context.

An informative is recommended which states that this permission relates only to the changes highlighted on the plans. Furthermore, it shall only be read in the context of the substantive permission and is bound by all conditions attached to that permission. A further informative is recommended which states: In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

9. Conclusion

Overall, the proposed amendments are not considered to significantly harm the application site nor the adjoining properties.

As a result, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Recommendation

Grant Non-material amendment

Conditions & Reasons:

1. The drawings hereby approved as a Non-Material Amendment to original planning permission 180542 are as follows:

AD/02 Rev E Proposed plans, dated October 2022, received on 11 April 2023

Reason: To clarify which plans are approved.

Informatives:

1. This permission relates only to the non-material amendment sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 26/07/2018 under reference number 180542 and is bound by all the conditions attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.