

DELEGATED APPLICATION REPORT

Address: 172 Westwood Road, Reading, RG31 6LN

Application No: 230369/NMA

Proposal: Minor amendment to of planning permission 210204 (granted on 06/04/2021 for single-storey rear extension and first floor dormer extension) to remove windows to rear gable, relocation of west elevation window, addition of rooflights

Applicant: Mr & Mrs Cserfalvi-Young

Date received (valid from): 22/03/2023

Target Decision date: 19/04/2023

Case officer: David Brett

Site Description and Surrounding Area

The proposal site is a detached bungalow, situated to the rear of 170 Westwood Road, Tilehurst. 172 Westwood Road is obscured from the street scene to both Westwood Road and Armour Hill. The property is accessed via a driveway that runs between 170 and 174 Westwood Road.



1. Existing Front elevation - photo provided by agent



2. Existing Rear Elevation - photo provided by agent

The Proposal

The proposed non-material amendment to application 221284 seeks to change the following:

- Removal of two ground floor windows to rear gable.
- Addition of structural pier to west elevation.
- Relocation of west elevation window.
- Addition of rooflights to extension.

Public Consultation & Neighbour Consultations

No statutory requirement for any for this type of application.

Plans Considered

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

Approved plans at time of application 210204

- Existing Plans & Elevations - A19/61/AD/01 Revision A

Received on 05/02/2021

- Proposed Plans & Elevations - A19/61/AD/02 Revision F

Received on 06/04/2021

Proposed plans as part of this application

- Proposed Plans & Elevations - A19/61/AD/02 Revision G

Received on 22/03/2023

Relevant Planning History

200833/HOU - First floor dormer extensions, internal alterations, changes to elevations and addition of a Juliet balcony. - Application approved on 12/08/2020.

210204/HOU - Proposed single-storey rear extension and first floor dormer extension. - Application Permitted on 06/04/2021

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.

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."*

Relevant Policies

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

Appraisal

The proposed alterations to the plans approved under application 210204 simply Structural additions, with adjustments to the fenestration. The proposed changes do not result in a significant change to the size, scale and appearance of the previously approved plans. The addition of the structural pier is very minor, extending no more than the width of a brick from the west elevation. The change to the ground floor windows to rooflights appears to be logical, as the rooflights would allow for increased natural light to the rear extension as opposed to the ground floor windows which looked out directly onto the boundary.

It is not considered that the size, scale, character and appearance of the proposed extensions have been significantly altered to a point that a new planning application is required or a s73 application. Therefore, the changes to the plans approved under application 210204 are considered non-material to the original planning permission and the non-material amendment can be granted.

Conclusion

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

The drawings hereby approved as non-material amendments to original planning permission 210204 are as follows:

- Proposed Plans & Elevations - A19/61/AD/02 Revision G
Received on 22/03/2023

Reason: To clarify which plan has been approved.

Informatives:

This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 06/04/2021 under reference number 210204, 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.

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.

The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.