

DELEGATED REPORT

Ward: Southcote

App Ref: 230391/NMA

Address: 18 Parkside Road, Reading, RG30 2DB

Proposals: Non-material amendment to 210582 to amend the plans under condition 2 in relation to window design, external materials, minor roof changes, new vehicular gate, relocation of cycle store to allow external brick enclosed plant room and amend the plan reference in condition 26.

Case Officer: Mrs Alison Amoah

Date received (valid from): 17 July 2023 Target Decision date: 20th October 2023 (Ext)

Proposal: The proposed changes are as follows:

- Window design - window on the upper floor has been changed to a velux; ground floor window in Flat 2 has been updated to a patio door; windows confirm to Part O
- Amended materials from render to brick - weatherboarding to be replaced by a feature brick
- Minor roof changes
- New vehicular gate off Parkside Road
- Relocation of the cycle store to a secure store behind the bin store with minor changes to it
- Enclosed plant room
- Updated plan reference in Condition 26

Existing condition 26 states:

26. The windows to the southern elevation (facing no. 16 Parkside Road) marked as obscure glazed on the approved plan: Proposed First Plan - Drawing no: 500 03-11 Revision P5 shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

The proposed condition 26 wording is (amendment shown underlined):

26. The windows to the southern elevation (facing no. 16 Parkside Road) marked as obscure glazed on the approved plan: Proposed First Plan - Drawing no: 500 03-11 Revision P7 shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

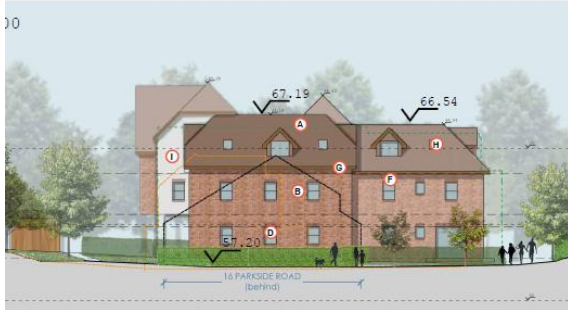
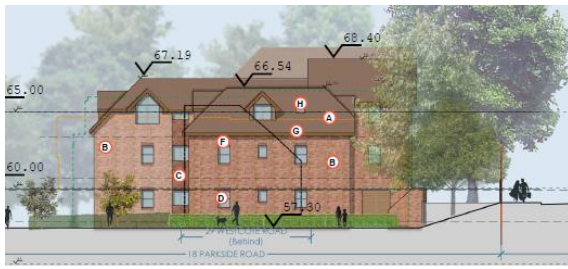
REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

The reasons given by the agent for the changes are that: *“This submission follows a period of detailed design review, where it has become apparent that the consented design does not meet Building Regulations requirements in relation to Part O, renewable energy requirements and the requirement for local needs in regard to incoming services.”*

Existing Approved Plans under ref: 210582	Proposed Amended Plans under 230391/NMA
Proposed Block Plan - Drawing no: 02-10 Rev P5, received 8 th October 2021	Drawing no: 500-02-10 Rev P7 dated June 2020 - Proposed Block Plan, received 20 th October 2023
Proposed Site Plan - Drawing no: 02-15 Rev P5 [includes roof plan] , received 8 th October 2021	Drawing no: 500-02-15 Rev P8 dated June 2030 - Proposed Site Plan, received 14 th September 2023
Proposed Highways Plan - Drawing no: 02-19 Rev P5a, received 17 th November 2021	Drawing no: 500-02-19 Rev P8 dated June 2030 - Proposed Highways Plan, received 14 th September 2023
Proposed Ground Floor Plan - Drawing no: 03-10 Rev P5a, received 19 th November 2021	Drawing no: 500-03-10 Rev P7 dated March 2023 - Ground Floor Plan, received 4 th July 2023
Proposed First Floor Plan - Drawing no: 03-11 Rev P5a, received 19 th November 2021	Drawing no: 500-03-11 Rev P7 dated March 2023 - First Floor Plan, received 4 th July 2023
Proposed Second Floor Plan - Drawing no: 03-12 Rev P5, received 8 th October 2021	Drawing no: 500-03-12 Rev P7 dated November 2022 - Second Floor Plan, received 4 th July 2023
Proposed Elevations - Drawing no: 05-10 Rev P5, received 8 th October 2021	Drawing no: 500-05-10 Rev P7 dated March 2023 - Proposed Elevations, received 4 th July 2023
Proposed Elevations - Drawing no: 05-11 Rev P5 received 8 th October 2021	Drawing no: 500-05-11 Rev P7 dated March 2023 - Proposed Elevations, received 4 th July 2023
Proposed Elevations - Drawing no: 05-12 Rev P5, received 8 th October 2021	Drawing no: 500-05-12 Rev P7 dated March 2023 - Proposed, received 28 th March 2023
--	Drawing no: 500-05-20, dated March 2023 - Bins and Cycle Store Proposed Plans and Elevations, received 28 th March 2023

Below are existing (left) and proposed (right) plans and elevations:



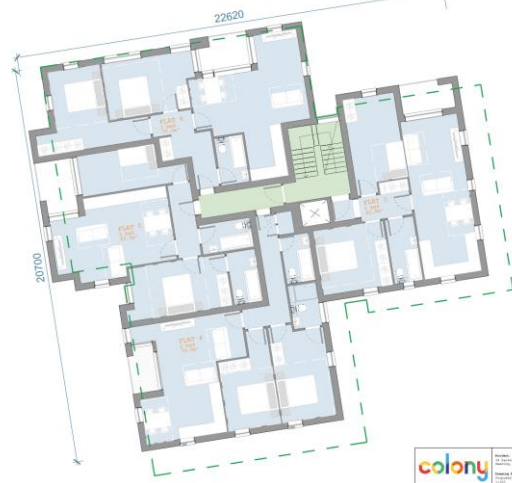




Ground Floor Plan



First Floor



Second Floor Plan



Proposed Highways Plan



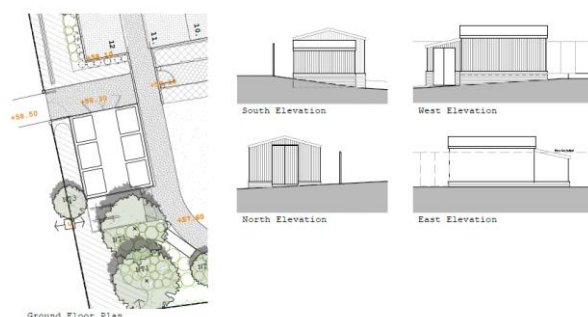
Proposed Site Plan



Proposed Block Plan



Proposed Cycle Store



Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

However, advice was sought from RBC Transport.

RBC Transport advised: *The relocation of the cycle store is acceptable. However, gates will need to be set back 5m into the site to ensure vehicles do not obstruct the footway. Tracking diagrams should be submitted illustrating vehicles entering and exiting parking spaces*

located by the proposed gate. The Natural Environment Officer should also be consulted due to the proximity of trees to the proposed gates.

It is noted that the submitted revised plan (extract below) illustrates block paving outside the red line plan; block plan must be removed from the public highway. Revised plans required.

Planning Officer note: Further to the receipt of amended plans Transport confirmed that the amendments are acceptable.

Consultation was also undertaken with:

16 Parkside Road
29 Westcote Road
Ward councillors

No comments were received.

Relevant Planning History:

Appraisal: It is not considered that the proposed changes would have a detrimental effect on the appearance nor have detrimental effects with respect to neighbouring amenity.

Conclusion:

The overall changes as proposed are therefore, considered to be an acceptable non-material alteration to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions.

Condition 2

The plan hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows:

- Drawing no: 500-02-10 Rev P7 dated June 2020 - Proposed Block Plan, received 20th October 2023
- Drawing no: 500-02-15 Rev P8 dated June 2030 - Proposed Site Plan, received 14th September 2023
- Drawing no: 500-02-19 Rev P8 dated June 2030 - Proposed Highways Plan, received 14th September 2023
- Drawing no: 500-03-10 Rev P7 dated March 2023 - Ground Floor Plan, received 4th July 2023
- Drawing no: 500-03-11 Rev P7 dated March 2023 - First Floor Plan, received 4th July 2023
- Drawing no: 500-03-12 Rev P7 dated November 2022 - Second Floor Plan, received 4th July 2023
- Drawing no: 500-05-10 Rev P7 dated March 2023 - Proposed Elevations, received 4th July 2023
- Drawing no: 500-05-11 Rev P7 dated March 2023 - Proposed Elevations, received 4th July 2023
- Drawing no: 500-05-12 Rev P7 dated March 2023 - Proposed Elevations, received 28th March 2023

- Drawing no: 500-05-20, dated March 2023 - Bins and Cycle Store Proposed Plans and Elevations, received 28th March 2023

Reason: to clarify which plans are approved by this Non-Material Amendment.

Condition 26: As above

INFORMATIVES

1. This notice relates only to the changes to conditions 2 and 26 of the substantive planning permission (Ref: 210582). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations 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.