

DELEGATED PLANNING APPLICATION REPORT

Ward: Norcot

App Ref: 221910/NMA

Address: 3 Cockney Hill, Tilehurst, Reading, RG30 4HF

Proposals: Single Storey Side and Rear plus Two Storey Rear Extension. ground floor alterations to hand the rear extension layout

Case Officer: Marcie Rejwerska

**Date received (valid from): 20 December 2022
(ext.)**

Target Decision date: 2 February 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling on Cockney Hill in Tilehurst. The property is set back from the road by way of a gravel driveway. At the rear of the property there is an existing outbuilding which was likely converted from a garage under permitted development. The property is L-shaped at the rear with a two-storey element which extends into the rear garden. Cockney Hill is a residential road comprised of detached properties in varied character and style. Properties 1-5 on Cockney Hill are identical in design. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for amendment of approved plans, permitted under planning application 220825 for a single storey side and two storey rear extensions.

The proposed amendments consist of relocation of the proposed external doors and windows at the ground floor level of the proposed rear extension.

Plans considered

3CH.MP02 Rev. C, Planning approval 220825, Proposed plan and elevations, dated May 2022, received 22 December 2022

3CH.MP02 Rev. D, NMA Application, Proposed plans and elevations, dated May 2022, received 22 December 2022

3. RELEVANT PLANNING HISTORY

220825 - Single Storey Side and Rear plus Two Storey Rear Extension - Application permitted on 26 October 2022

4. CONSULTATIONS

The following addresses were consulted by letter.

1 Cockney Hill, Tilehurst, Reading, RG30 4HF

5 Cockney Hill, Tilehurst, Reading, RG30 4HF

No letters of representation received.

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.

5. LEGAL AND PLANNING POLICY CONTEXT

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."*

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

6. 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.

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

Subject to the following conditions:

1. The drawings hereby approved as a Non-Material Amendment to original planning permission 220825 are as follows:

Previously approved plans:

3CH.MP02 Rev. C, Planning approval 220825, Proposed plan and elevations, dated May 2022, received 22 December 2022

NMA Amended plans:

3CH.MP02 Rev. D, NMA Application, Proposed plans and elevations, dated May 2022, received 22 December 2022

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 October 2022 under reference number 220825 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.