

DELEGATED APPLICATION REPORT

Address: 82 Crescent Road, Reading, RG1 5SP

Application No: 221820/NMA

Proposal: Minor Amendment to Permitted Application 211284 - 1. The front to back depth of the side extension is circa 600mm longer than the permitted drawings. 2. Alterations to the stone string detail. 3. Alterations to windows and doors.

Applicant: Mr D Jepson

Date received (valid from): 05/12/2022

Target Decision date: 02/01/2023

Case officer: David Brett

Site Description and Surrounding Area

The site relates to 82 Crescent Road, a three-storey semi-detached dwelling with basement and attached garage located on the north side of Crescent Road, close to the junction with Bulmershe Road. The Maiden Erleigh School is located opposite the site. The surrounding is considered predominantly residential, with a mix of detached, semis and terraced houses, many of which have been extended.

The site is located in the South Park Conservation Area, a mid to late Victorian and Edwardian suburb of Reading, comprising a variety of architectural styles. It also falls within an Article 4 area which removes permitted development rights for changes from C3 dwellinghouses to C4 small HMOs.

Whilst not listed, the site is a building of Townscape Merit as identified in the South Park Conservation Area Appraisal, described as:

“82-84 Crescent Road: (82, “Baytree House”, formerly “Park View”; 84 originally “Chewla”). Similar to 47 Eastern Avenue. Pair of semis in classical style. Three and a half storeys with semi-basement. Two and a half storey side additions. Stucco treatment to both. String courses and quoins picked out. 82 light lime/lime. 84 cream/white.”

The Proposal

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

- The front to back depth of the side extension is circa 600mm longer than the permitted drawings.
- Alterations to the stone string detail.

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 210428

- Location Plan - PL.1200
- Proposed Block Plan - PL.1210
- Existing and Proposed Parking - PL.1211
- Proposed Roof Plan - PL.1311
- Proposed Elevations - PL.1510
- Proposed Street Elevation - PL.1513
- Initial Bat Survey & Preliminary Roost Assessment

Received on 04/08/2021

- Arboricultural Survey and Impact Assessment Rev A

Received on 27/09/2021

- Proposed Floor Plans - PL.1310 Rev A
- Proposed Elevations - PL.1511 Rev A

Received on 28/09/2021

Proposed plans as part of this application

- Location Plan - PL.1200
- Existing Block Plan - PL.1201
- Proposed Block Plan - PL.1210 Rev A
- Existing and Proposed Parking - PL.1211 Rev A
- Existing Lower and Upper Ground Floor Plans - PL.1300
- Proposed Floor Plans - PL.1310 Rev B
- Proposed Roof Plan - PL.1311 Rev A
- Existing Elevations Sheet 1 of 2 - PL.1500
- Existing Elevations Sheet 2 of 2 - PL.1501
- Proposed Elevations - PL.1510 Rev A
- Proposed Elevations - PL.1511 Rev B
- Existing Street Elevation - PL.1512
- Proposed Street Elevation - PL.1513 Rev A

Received on 05/12/2022

Relevant Planning History

120672/CLP - Certificate of lawfulness for proposed single storey rear extension - Application Permitted on 03/08/2012

211284/HOU - Demolition of existing single storey garage and replacement with 2-storey side extension including an external store and workshop. Existing entrance porch to be extended with replacement external steps. - Application Permitted on 29/09/2021

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 211284 consist of the increase in footprint to the building proposed to replace the existing garage. The increase in footprint is considered relatively minor and does not materially alter the previous approval at the site. The

windows proposed to the flank of the two-storey side extension have been removed from the design.

It is considered that the size, scale, character and appearance of the proposed extensions has 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 211284 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 211284 are as follows:

- Location Plan - PL.1200
- Proposed Block Plan - PL.1210 Rev A
- Existing and Proposed Parking - PL.1211 Rev A
- Proposed Floor Plans - PL.1310 Rev B
- Proposed Roof Plan - PL.1311 Rev A
- Proposed Elevations - PL.1510 Rev A
- Proposed Elevations - PL.1511 Rev B
- Proposed Street Elevation - PL.1513 Rev A

Received on 05/12/2022

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 29/09/2021 under reference number 211284, 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.