

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230493/NMA

Address: 60 Woodcote Way, Caversham, Reading, RG4 7HL

Proposals: Non-Material Amendment to application 221894 - Wider 5No. panel bi-fold door to replace smaller 3No. panel bi-fold door and window in the kitchen/dining area.

Case Officer: Beatrice Malama

Applicant: Mrs Anna Hallett

Date received (valid from): 14 April 2023 **Agreed Decision date:** 8 June 2023

1. Site Description

Woodcote Way is a predominantly residential area comprising of semi-detached dwellings of similar style and design. Many properties in the area are built of redbrick with either hipped or gable end pitched roofs and side attached garages. Properties on this part of Woodcote Road have long and narrow back gardens. The area is characterised by extensions to houses of various types which form part of the character of the area.

The application site is a two storey semi-detached dwelling house located to the eastern side of Woodcote Way. The property, like many others on Woodcote Way, was built of brick with a gable end pitched roof. It has an existing side attached garage and a long narrow back garden. The property is not listed and does not fall within a conservation area.



Figure 1: Existing side elevation - viewed from the neighbouring front garden (site visit 21 Feb 2023)



Figure 2: Existing Rear Elevation (site visit 21 Feb 2023)

2. Proposal and Supporting Information

The proposed non-material amendment to application 221894/HOU seeks to replace the permitted rear facing 3 No. panel bi-fold door and a kitchen/dining window on the ground floor with a wider 5No. panel bi-fold door.

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

Approved plans at time of application 221894/HOU

- Drawing No. MAP-C4539-411 - Plans - Ground, First & Roof Level - Proposed GA dated 12 December 2022, received 19 December 2022
- Drawing No. MAP-C4539-SK10 - Cut Views - Proposed GA dated 12 December 2022, received 19 December 2022
- Drawing No. MAP-C4539-010 - Plans - Location & Proposed Site dated 12 December 2022, received 19 December 2022
- Drawing No. MAP-C4539-490 - 3D Views - Proposed GA dated 12 December 2022, received 19 December 2022
- Drawing No. MAP-C4539-480 - Elevations - Proposed GA dated 12 December 2022, received 19 December 2022

Plans submitted:

- Drawing No. MAP-C4539-411 Rev A- Plans - Ground, First & Roof Level - Proposed GA dated 14 April 2023, received 17 April 2023
- Drawing No. MAP-C4539-490 - Rev A - 3D Views - Proposed GA dated 14 April 2023, received 17 April 2023
- Drawing No. MAP-C4539-480 - Rev A - Elevations - dated 14 April 2023, received 17 April 2023

3. Relevant Planning History

221894/HOU - Replacement of the existing rear extension with a full width rear extension and a two-storey element to the side to create an additional bedroom at first floor – application permitted on 6 March 2023

4. Consultations

Not statutory requirement for this type of application.

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. 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.

6. Appraisal

In terms of appearance, the alterations proposed within this non-material amendment application are considered minor in scale and not drastically alter the character and appearance of the proposed development as approved under application 221894/HOU. The proposed alterations are not considered to materially alter the approved plans under application 221894/HOU to the point that there may be planning concerns, such as harm to neighbouring amenity.

The proposal is to replace the permitted rear facing 3 No. panel bi-fold door and a kitchen/dining window on the ground floor with a wider 5No. panel bi-fold door. No other alterations have been proposed as part of this application.

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.

7. 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 a non-material amendment to original planning permission 221894/HOU are as follows:

- Drawing No. MAP-C4539-411 Rev A- Plans - Ground, First & Roof Level - Proposed GA dated 14 April 2023, received 17 April 2023
- Drawing No. MAP-C4539-490 - Rev A - 3D Views - Proposed GA dated 14 April 2023, received 17 April 2023
- Drawing No. MAP-C4539-480 - Rev A - Elevations - dated 14 April 2023, received 17 April 2023

Reason: To clarify which plans have 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 6 March 2023 under reference number 221894/HOU 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 agreed timeframes