

DELEGATED REPORT - NON MATERIAL AMENDMENT

Ward: Coley

App Ref: 230237/NMA

Address: 11 Downshire Square, Reading, RG1 6NJ

Proposals: Non-Material Amendment to Permitted Application 210633 To change covering material on flat roof from lead to single ply membrane roofing material of a lead like colour

Case Officer: Beatrice Malama

Applicant: Eamonn O'Donnell

Date received (valid from): 27 February 2023 **Agreed Decision date:** 14 April 2023

Site Description and Surrounding Area

The site is a three storey semidetached house located in a predominantly residential neighbourhood comprising of detached and semidetached properties of varying style, design and age. Also located within the neighbourhood are facilities such as schools and churches. The property is not listed however it falls within the Downshire Conservation area and an Air Quality Management Area.

Proposal

The proposed non-material amendment to application 210633 seeks to change the roof finish of the permitted rear roof dormer from lead to single ply membrane roofing material of a lead like colour. No other alterations have been proposed as part of this application.

Public Consultation & Neighbour Consultations

Not statutory requirement 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 210633

Drawing No: 002 - Block Plan

Drawing No: 012 - Proposed Plans and Elevations

As received on 22nd April 2021

Plans and documents submitted:

Drawing No: 001 Rev 01 - Location Plan dated April 2021, received 27 February 2023

Drawing No: 041- Rev 01- Proposed Plan and Elevations, received 27 February 2023

Application form dated 27 February 2023, received 27 February 2023

Relevant Planning History

Application No	Description	Decision	Date
210633/HOU	Remodel of second floor and proposed rear dormer	Permitted	17/06/2021

050735	Demolition of existing conservatory. Erection of new single storey rear extension to form new garden room/dining room (Resubmission of 04/01220/FUL)	Determination made	16/08/2005
041309	Demolition of existing conservatory. Erection of new single storey rear extension to form new garden room/dining room	Determination made	3/12/2004
040981	Demolition of existing conservatory and erection of new single storey rear extension to form new garden room/dining room	Determination made	18/08/2004
940090	Single storey kitchen rear extension.	Determination Made	7/10/1994

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

In terms of appearance, the alterations proposed within this non-material amendment application are considered minor in scale and not alter the character and appearance of the proposed development as approved under application 210633. The proposed alterations are not considered to materially alter the approved plans under application 210633 to the point that there may be planning concerns, such as harm to neighbouring amenity.

The proposal is to change the roof finish and colour from lead to single ply membrane roofing material of a lead like colour. No other alterations have proposed as part of this application.

An informative is recommended which states that this permission relates only to the changes highlighted within the application form dated 27 February 2023. 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

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 drawing hereby approved as a non-material amendment to original planning permission 210633 is as follows:

Drawing No: 041- Rev 01- Proposed Plan and Elevations, received 27 February 2023
Application form dated 27 February 2023, received 27 February 2023

Reason: To clarify which plan and document 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 17th June 2021 under reference number 210633 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