

DELEGATED APPLICATION REPORT

Address: 6 The Mount, Reading, RG4 7RU
Application No: 230973/NMA
Proposal: Proposed minor changes to approved plans
Applicant: Mr and Mrs Neo
Date received (valid from): 12/07/2021
Target Decision date: 09/08/2023
Case officer: James Schofield

1) The Proposal

A Non-Material Amendment is sought to planning permission 221093 for the following changes to openings:

Door in Proposed Ground Floor Extension has been removed.
Window in Proposed Ground Floor Extension has been changed to a Door.
Window in Proposed Ground Floor Extension has been changed to a Wall.
Window in Proposed Ground Floor Extension has been changed in height (Floor to Ceiling).
Window in Proposed Ground Floor Extension has been changed to a Wall.
Window in Existing Ground Floor has been changed to a Door.
Roof Lanterns in Proposed Ground Floor Extensions have been changed to Flat Roof Skylights.

The original approved plans of 221093 are as follows:

Drawing No: 6TM-21 - Design and Access Statement
Drawing No: 6TM-22 - Materials
Drawing No: 6TM-26 - Ground Floor Plan - Proposed
Drawing No: 6TM-27 - First Floor Plan - Proposed
Drawing No: 6TM-28 - Second Floor Plan - Proposed
Drawing No: 6TM-29 - Second Floor Plan (Roof Plan) - Proposed
Drawing No: 6TM-30 - Elevation A - Proposed
Drawing No: 6TM-32 - Elevation C - Proposed
Drawing No: 6TM-33 - Elevation D - Proposed
Drawing No: 6TM-34 - Section A - Proposed
Drawing No: 6TM-35 - Section B - Proposed
Drawing No: 6TM-36 - Section C - Proposed
Received on 26th July 2022

Drawing No: 6TM-03 Rev A - Block Plan - Proposed
Drawing No: 6TM-05 Rev A - Site Plan - Proposed
Received on 15th August 2022

Drawing No: 6TM-31 Rev A - Elevation B - Proposed
Drawing No: 6TM- 40 - Block Plan Notes
Received on 20th October 2022

The proposed amended drawings are for the following drawings only:

Drawing No: 6TM-22 Rev B - Materials

Drawing No: 6TM-26 Rev B - Ground Floor Plan - Proposed
Drawing No: 6TM-31 Rev B - Elevation B - Proposed
Drawing No: 6TM-32 Rev B - Elevation C - Proposed
Drawing No: 6TM-33 Rev B - Elevation D - Proposed
As received 12th of July 2023

2) Appraisal

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 by 2008 Planning Act) 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."*

An assessment has been undertaken against the following criteria to establish whether the changes proposed materially effect the original planning permission:

- the application site area differs from the original application? **NO**
- the application description differs from the original application? **NO**
- there are any relevant objections to the original proposal which would be compromised by the amendment? **NO, the windows and doors being changed by this NMA are all at the ground floor.**
- if an amendment increases the size of any part of the development? **NO**
- if the amendment locates any part of the development closer to a neighbour? **NO**
- if the amendment changes windows in any elevation facing a neighbour which increases overlooking in any way? **NO**
- The development materially moves in any direction? **NO**
- would result in a greater visual intrusion to neighbours? **NO**
- the proposal would result in changes to the external details that would materially alter the appearance of the building in a harmful way? **NO, changes are to the rear and relatively minor.**

With reference to planning conditions:

- The removal or an amendment to a condition would prejudice the implementation of plan policy or result in any of the above listed impacts? **NO**
- Any additional condition sought would impact on the amenity of neighbours? **NO**

3) Conclusion

The Local Planning Authority is satisfied that the proposed changes are non-material to the approved planning permission.

4) Additional/amended/removed condition(s) if applicable

The amendment would be to condition 2 to the originally approved plans and the proposed recommendation would be as follows:

Amended Condition 2

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

- Drawing No: 6TM-22 Rev B - Materials
- Drawing No: 6TM-26 Rev B - Ground Floor Plan - Proposed

- Drawing No: 6TM-31 Rev B - Elevation B - Proposed
 - Drawing No: 6TM-32 Rev B - Elevation C - Proposed
 - Drawing No: 6TM-33 Rev B - Elevation D - Proposed
- As received 12th July 2023

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

Informatives:

1. This notice relates only to the changes to the plans as approved under condition 2 of the planning permission 221093 and is bound by all the other 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 a material change to the approved planning permission.