

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Berkeley Homes
Berkeley House
Mill Lane
Taplow
Maidenhead
SL6 0AG

Application No: 230150
Application type: Non Material Amendment

Applicant: Berkeley Homes

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-material amendments to planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022, to alter the wording of condition 42 (DDA compliant pedestrian route to and from the accessible parking bays details) to enable a phased approach to the timing and delivery of the disabled parking spaces and the pedestrian routes accessing them.

At: 55 Vastern Road Reading RG1 8BU

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 2 March 2023



Assistant Director of Planning, Transport and
Public Protection Services *J.B.M.*

Application At: 55 Vastern Road Reading RG1 8BU

Application No: 230150

Application type: Non Material Amendment

CONDITIONS & REASONS

1. REPLACEMENT CONDITION 42

No development (barring demolition) shall commence on site until a plan showing a dedicated DDA compliant pedestrian route to and from the accessible parking bays located along the west of the spine road is submitted to and been approved in writing by the Local Planning Authority. The relevant pedestrian route (a) serving Blocks A,B,C; b) serving Blocks D,E,F,G,Café) shall be provided in full accordance with the approved details prior to first occupation of the relevant block (a) serving Blocks A,B,C; b) serving Blocks D,E,F,G,Café) and thereafter kept free of obstruction and retained in accordance with the approved details at all times.

INFORMATIVES

1. 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, as allowed on appeal on 17/03/2022 under reference number 200188 / APP/E0345/W/21/3276463, and is bound by all the conditions and obligations attached to that allowed on appeal 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 allowed on appeal planning permission.

3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.

Date: 2 March 2023



Assistant Director of Planning, Transport and
Public Protection Services *JBM*