

Delegated Application Report

Target Date: 29/5/22 (extended)

Address: Green Park Village

Application No: 220368/NMA

Proposal: Non-Material Amendment to application 171019 to alter the ground floor retail unit in terms of louvres, doors and the insertion of an ATM.

Case Officer: Alison Amoah

Proposal: To make some minor external changes to the ground floor retail unit including:

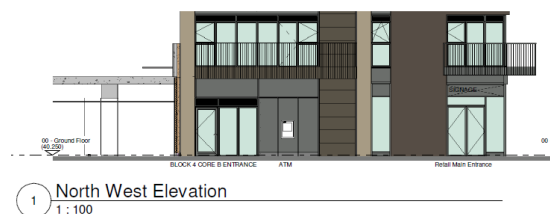
- North-west elevation - ATM inserted and solid panels
- South-east elevation - glazing changed to louvres
- North-east elevation - door omitted
- South-west elevation - two doors replaced with glazing; glazing replaced by louvre system; and doors added to service area.

This has been requested by the applicant to meet the user's needs, including for service access and ventilation.

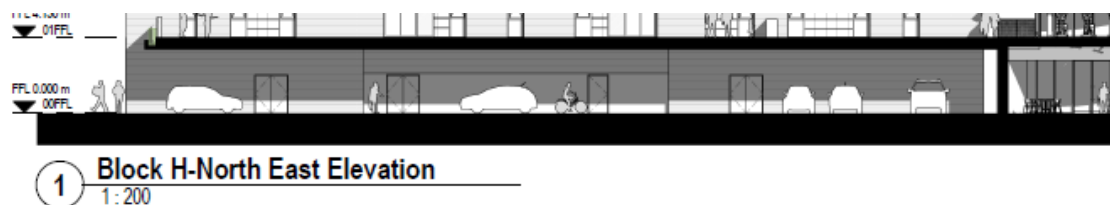
EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING

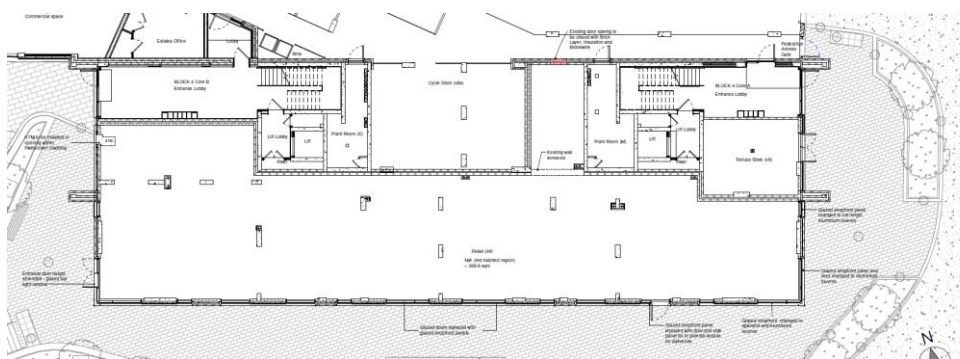


3 Block H-South West Elevation
1:200

PROPOSED



4 South West Elevation
1:100



Original Plan approved under 171019/FUL	Proposed Amended Plan under 220368/NMA
- GA Layout - Block H - Drawing no: A-P6-03-005 Rev P8, received 21st May 2018 - GA Elevations - Block H - Drawing no: A-P6-05-005 Rev P9, received 21st May 2018 (as amended under 200898/NMA to GA Elevations Block H - Drawing no: A-P6-05-005 Rev P10, received 26th June 2020)	- Block 4 Retail Unit Layout (ATM Positioning) [no plan ref] - Block 4 Retail Plant Louvre Elevation South-West Elevation [no plan ref] - New proposed Retail Unit Shell and Core Plan - Drawing no: G259-BAL-04-00-DR-A-10-0102 Rev C - Block 4 Proposed Retail Elevations - Drawing no: G259-BAL-04-XX-DR-A-11-0011 Rev C All received 16th March 2022 [Amended with respect to the ground floor only]

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

Relevant Planning History:

10/01461/OUT (102172) - A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases

(submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works - Approved 1/7/11

171019/FUL - A planning application for residential led mixed-use development comprising the construction of 339 residential apartments (Class C3), 556 sqm (GIA) local retail units (Use Classes A1, A2, A3, A4, A5), residents' gym and associated car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works (Phase 6A) (amended) - Approved subject to S106 21st December 2018

200898/NMA - Non-Material Amendment to permitted application 171019 - To replace the external balcony guarding from glass to vertical metal balustrade. - Agreed 10/8/20

Appraisal:

The proposed changes would have a limited impact on the appearance of the ground floor retail unit and are not considered would have a detrimental effect on the overall appearance to what was originally approved, nor a detrimental impact on the amenity of future residents. It is considered that the proposed doors, louvres and glazing are consistent with the original approval and would accord with Policy CC7: Design and the Public Realm. The insertion of an ATM would be assessed against Policy OU5: Shopfronts and Cash Machines and in summary this requires cash machines to respect the character of the building and the surroundings and para 4.7.35 of the Reading Borough Local Plan specifically states that cash machines "*should be located in well-lit, busy areas, away from dark corners or recesses.*" The location would be adjacent to an approved public space, well lit and overlooked, and would, therefore, be acceptable and accord with relevant policy.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition

The plans hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows and received 16th March 2022:

- Block 4 Retail Unit Layout (ATM Positioning) [no plan ref]
- Block 4 Retail Plant Louvre Elevation South-West Elevation [no plan ref]
- New proposed Retail Unit Shell and Core Plan - Drawing no: G259-BAL-04-00-DR-A-10-0102 Rev C
- Block 4 Proposed Retail Elevations - Drawing no: G259-BAL-04-XX-DR-A-11-0011 Rev C

[For all plans - Amended with respect to the ground floor only]

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 171019 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.