

Address: 23 Beverley Road, Tilehurst, Reading

Application No: 221036/NMA

Proposal: Non-Material amendment to planning permission 210359 for a reduction in the footprint and dimensions of the storage/garden room

Case Officer: Claire Ringwood

Proposal: Non material changes relating to -

- This proposal was originally submitted as a householder planning application however it was considered that the changes were minor enough to be considered as a non-material amendment.
- The original permission was for a large 'L' shaped outbuilding measuring 2.95m in height.
- The proposed change is for a reduction in the size of the outbuilding to measure 5.5m x 4.3m with a height of 3.2m and it is now rectangular in shape.
- The proposal remains 0.5m away from neighbouring boundaries.

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. However, as the proposal was originally submitted as a householder planning application the neighbouring properties at 67 Westwood Road and 3 Beverley Road were consulted and a site notice was displayed. No comments have been received.

Relevant Planning History:

180890/HOU - Part two/part single storey rear extension following demolition of conservatory. Permitted 17/07/18.

181658/NMA - Non material amendment to approved planning application 180890 for part two/part single storey rear extension following demolition of conservatory. Agree 17/10/18.

210359/HOU - Construction of new storage/garden room in rear garden. Permitted 21/05/2021.

Appraisal:

- 1) The changes as noted above would reduce the footprint of the proposed outbuilding significantly.
- 2) Although the height will increase from 2.95m to 3.2m the proposal remains 0.5m from the neighbouring boundaries and this slight increase in height, when considered against the reduction in the overall footprint of the proposal, it is not considered to have a detrimental impact on neighbouring properties.
- 3) The changes are therefore considered to be acceptable as an NMA.

Conclusion:

The changes as proposed are considered to be an acceptable non-material alteration to the approved design and appearance of the building.

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:

Change to Condition 2

The permission relates only to the following drawing:

Elevations

Floor Plans

Received by the Local Planning Authority on 14th July 2022

Block Plan

Received by the Local Planning Authority on 10th August 2022

INFORMATIVES

1. This notice relates only to the changes to condition 2. It shall only be read in the context of the substantive planning permission granted under reference number 210359 and is bound by all the 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 material changes to the approved planning permission 210359.