

DELEGATED APPLICATION REPORT

Address: 57 Silverthorne Drive, Reading, RG4 7NR

Application No: 220357 / NMA

Proposal: Non-Material Amendment to Permitted Application 211710 - To use exposed brickwork to match existing on all new elevations.

Date received (valid from): 15/03/2022

Agreed Decision date: 29/04/2022

Case officer: Beatrice Malama

Site Description and Surrounding Area

The application site is a two-story dwelling house 57 Silverthorne Drive within a predominantly residential area. The area comprises of detached and semidetached houses of similar style. Many houses in the street have a combination of brick and rendered exterior walls with pitched roofs. The application site has a combination of brickwork and rendered white exterior walls.

Proposal

The proposed non-material amendment to application 211710 seeks to use exposed brickwork on all new elevations to match the existing lower half of the original building.

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 211710

Drawing No: ADLEM-0921-01 Proposed Ground Floor Plan

Drawing No: ADLEM-0921-02 Proposed First Floor Plan

Drawing No: ADLEM-0921-03 Proposed Elevations

Drawing No: ADLEM-0921-05 Section A-A

Drawing No: ADLEM-0921-06 Section B-B

Drawing No: ADLEM-0921-07 Block & Location Plans

As received on 18th October 2021

Proposed plans as part of this application

ADLEM-0921-03-REV B

Received on 15th March 2022

Relevant Planning History

App Ref: 211710 - Two storey side extension and single storey rear extension -

Decision: Application Permitted - 20th January 2022

App Ref: 180706 - Construction of a 2 Storey Side Extension. Resubmission of 172195

Decision: Permitted 22nd June 2018, expired 22nd June 2021.

App Ref: 172195 - Single storey rear and two storey side extension

Decision: Refused 23rd March 2018.

Comment: Refused in part due to proposal of garage forward of the front elevation.

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 drastically alter the character and appearance of the proposed development as approved under application 211148. The proposed alterations are not considered to materially alter the approved plans under application 211148 to the point that there may be planning concerns, such as harm to neighbouring amenity.

The proposal is to use exposed brickwork on all new elevations to match the existing lower half of the original building.

No other changes to the building are proposed as part of this proposal.

An informative is recommended which states that this permission relates only to the changes highlighted on the plans. 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 211710 is as follows:

ADLEM-0921-03-REV B
Received on 15th March 2022

Reason: To clarify which plan has 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 20th January 2022 under reference number 211710 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 recommended timeframes