

DELEGATED APPLICATION REPORT

Address: 34-38 Southampton Street, Reading

Application No: 220540/NMA

Proposal: Non-material amendments to permission 181117 (granted on 12/08/2019 for the redevelopment of the site to provide 11 residential units within a basement and 4-storey building) including changes to ground floor windows and doors, increase in footprint at basement level, changes at roof level including omission of photovoltaic panels, various associated works and resultant alterations to the wording of conditions 4, 7, 20 and 22.

Applicant: Vogue Assets Ltd

Date received: 08/04/2022

Date valid from: 26/04/2022

Target Decision date: 24/05/2022

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

The application site is located on the west side of Southampton Street, opposite the junction with Deansgate Road. The buildings at the site were demolished earlier in 2022 and previously comprised a public house (The Red Lion - No's 34-36) and a smaller No. 38 building, which was most recently in use for residential purposes.

The application site is located within the Central Reading Area boundary, but is not specifically allocated for any future use. The site is also located within an archaeological priority area and an air quality management area. It is located within Flood Zone 1, although Flood Zone 2 is within 10m of the site to the north.

The site is also located outside, but opposite, the boundary of the Market Place / London Street Conservation Area. The Grade II listed St Giles' Church is within the Conservation Area and is located opposite the application site (to the east fronting Southampton Street). The Church is identified within the Conservation Area appraisal as a landmark building. The St Giles' War Shrine, is also Grade II listed. To the north of the site No's 26 and 28 Southampton Street (beyond the advertisement boards - which are subject to a separate current application - see relevant history section below - and adjacent to the traffic lights leading to the roundabout) are Grade II listed. Both these listed buildings are located outside the boundary of the Conservation Area.

The surrounding area comprises a mix of uses, predominantly residential to the south along Southampton Street, such as the neighbouring 3-storey Solent Court and supported housing at Hamble Court. To the west are two-storey business units within St Giles Court. To the north are the aforementioned advertisement boards, listed No's 26&28 (in commercial use) and the roundabout/flyover leading towards the town centre / Oracle Shopping Centre / River Kennet. To the east are modest two-storey residential properties fronting Deansgate Road and the already mentioned listed Church.

2. The Proposals

- i. Non-material amendments to permission 181117 (granted on 12/08/2022) are sought. More specifically, these seek:
 - A series of internal layout changes to the communal areas and proposed flats to satisfy building regulations. In particular, the internal stair has been redesigned to enable protected fire lobbies to be provided, as well as a riser for building services. Another change is the provision of a dedicated cleaner's store at ground floor level. Within the residential units themselves, a number of changes are proposed. The most substantial is the relocation of the

bathroom within unit 6 (rear first floor level) and unit 9 (rear second floor level) from a central position to the south side of the unit, thereby providing scope for outlook and natural ventilation from this room. The knock on implication is that the approved dual aspect living/dining/kitchen room becomes a single aspect (north facing) room.

- An increase in the building footprint at basement floor level is proposed, to provide 7sqm (GIA) additional floorspace at this point, so that the ground to basement stair position is consistent across the floors (and there is sufficient head height to meet building regulations). Internally, this facilitates the bathroom relocating from the approved ground floor location to the proposed basement level. Noting the site is within an archaeological priority area, the applicant states that their archaeological consultant Oxford Archaeology have confirmed that would not materially change the archaeological conclusions or contents of the Archaeological WSI previously approved under Condition 13, or the Archaeological Evaluation Report that has since been issued to the Council's appointed archaeological representatives, Berkshire Archaeology. The applicant details that if agreed the revised proposed scheme would simply be incorporated into the ongoing discussions between Oxford Archaeology and Berkshire Archaeology (for RBC) regarding any further archaeological mitigation that may be agreed in relation to the Proposed Development, as required.
- Omission of the roof level PV panels. In terms of the knock on implications for the future discharge of condition 18 (energy strategy), the applicant states that PV panels are no longer proposed and a heat pump system will be provided instead - such details have not yet been submitted to the LPA and would be considered on their merits in due course - the outcome of this NMA application does not prejudice the Council's future assessment of condition 18.
- The position of the roof hatch has changed to align with the floor level below and a further, second / separate hatch is also proposed.
- On the north side elevation at ground floor level, the approved door / window arrangement serving flat 03 living/dining/kitchen is proposed to be altered to form a bi-fold opening door arrangement.
- On the south side elevation at ground floor level, the approved door / window arrangement serving flat 03 living/dining/kitchen is proposed to be altered to form a bi-fold opening door arrangement.
- Repositioning of the rainwater pipes on the north and south side elevations of the building
- The bin store door on the east elevation at ground floor level alters from a two-leaf (equal width) set of doors, to a two-leaf (one door wider than the other) set of doors, to assist access and ease of use.
- Some drafting errors on the originally approved elevations have been corrected, such as the arrangement of columns in the south-east corner (front) elevation of the building, the depth of the rooflights serving the basement and some re-scaling corrections.
- The slight thickening of external walls - the impact is on the internal of the building, with there no increase in the footprint of the building itself.

- ii. The applicant has specified that the scheme has been considered from a technical design stage perspective, with these changes being the result of that design development process. In seeking to explain and justify the proposals the applicant has submitted a series of marked up plans to detail all of the changes, with these being compared with the 181117 approved plans as follows:

Architectural Floor Plan Details:

- Communal garden:** Located at the top left, adjacent to ST GILES COURT.
- Existing timber fence:** Along the site boundary and along the communal garden.
- Existing wall:** Along the site boundary to be retained.
- Stairs up to garden:** Located near the communal garden.
- Living:** 50 sq.m. 18 ft.
- Kitchen:** Adjacent to the living area.
- Dining:** Adjacent to the kitchen.
- Garden:** Multiple garden areas throughout the property.
- Cycle:** Designated cycle parking areas.
- Covered garage:** 3.2 sq.m.
- Bedroom:** Multiple bedrooms throughout the plan.
- Bathroom:** Multiple bathrooms throughout the plan.
- Hall:** Central hallways connecting rooms.
- Lobby:** Central lobby area.
- Bin Store:** 9 sq.m.
- Store:** Various storage areas.
- Main entrance:** Located at the bottom center.
- Rooflights to light well:** Located in the basement area.
- Existing cellar service hatch:** To be backfilled.

BOUNDARY TREATMENT LEGEND:

- New Cedar battens timber fence
- Blue line denotes Juliet glass balustrade set within window reveals.
- Flat metal balustrade to Ground floor East Elevation & part North and South Elevations.
- Flat metal balustrade to all upper floors balconies.
- Shared Access

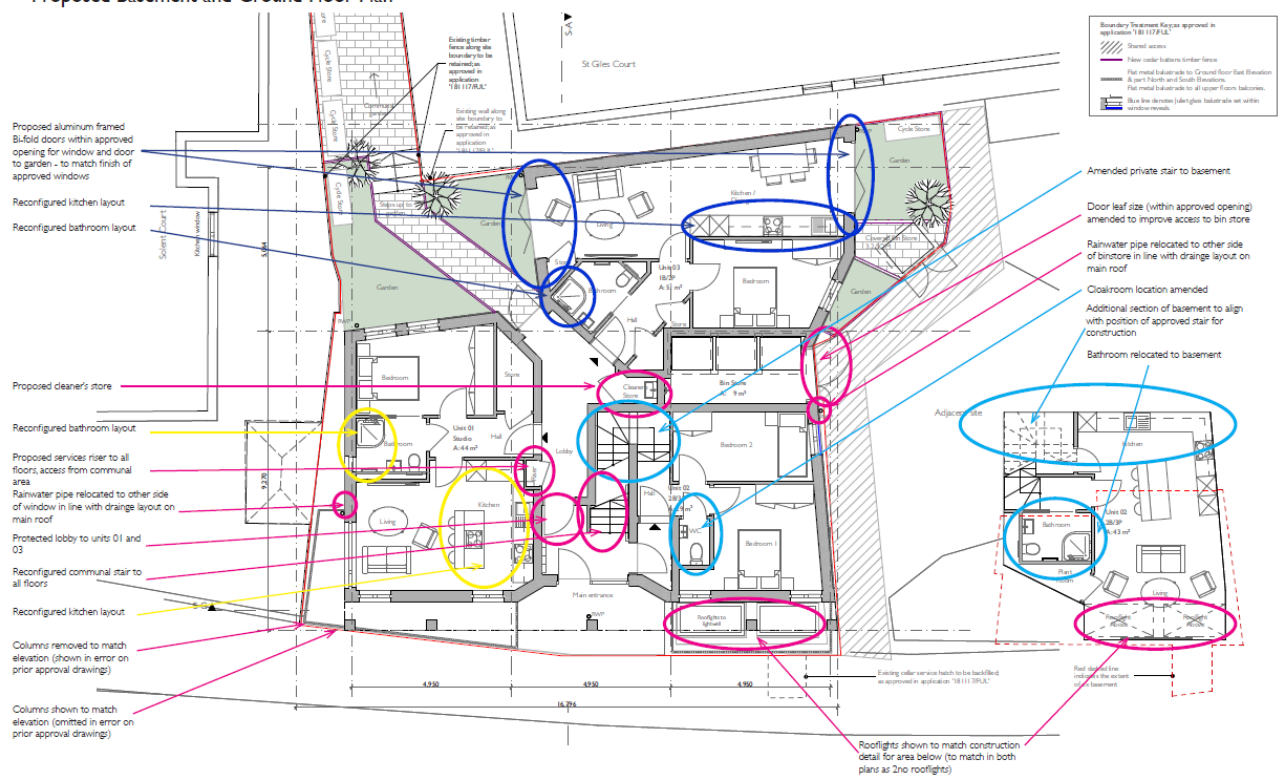
Basement Details:

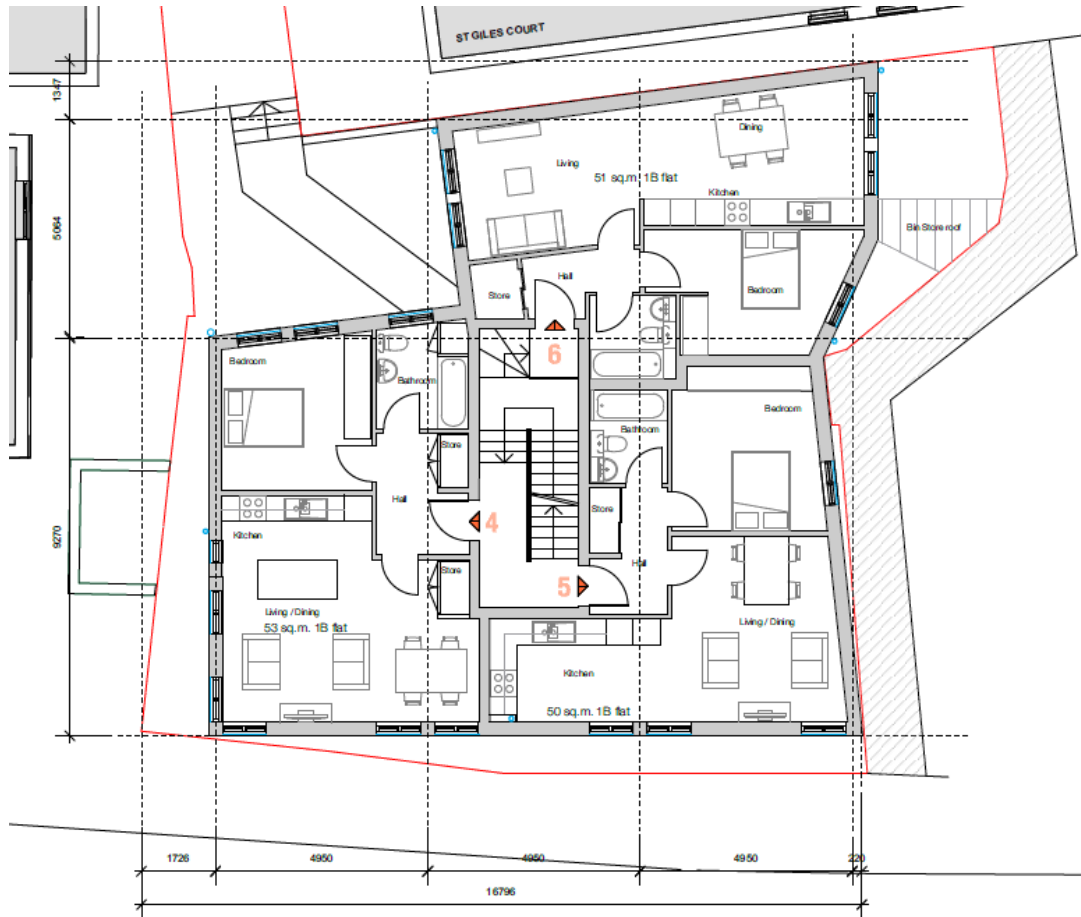
- 2** 37 sq.m. Basement
- Light well over (6 m²)**
- Green dotted line:** Indicate extent of ex basement.

Dimensions:

- 50x4
- 9270
- 4950
- 16796
- 4950
- 4950

Proposed Basement and Ground Floor Plan

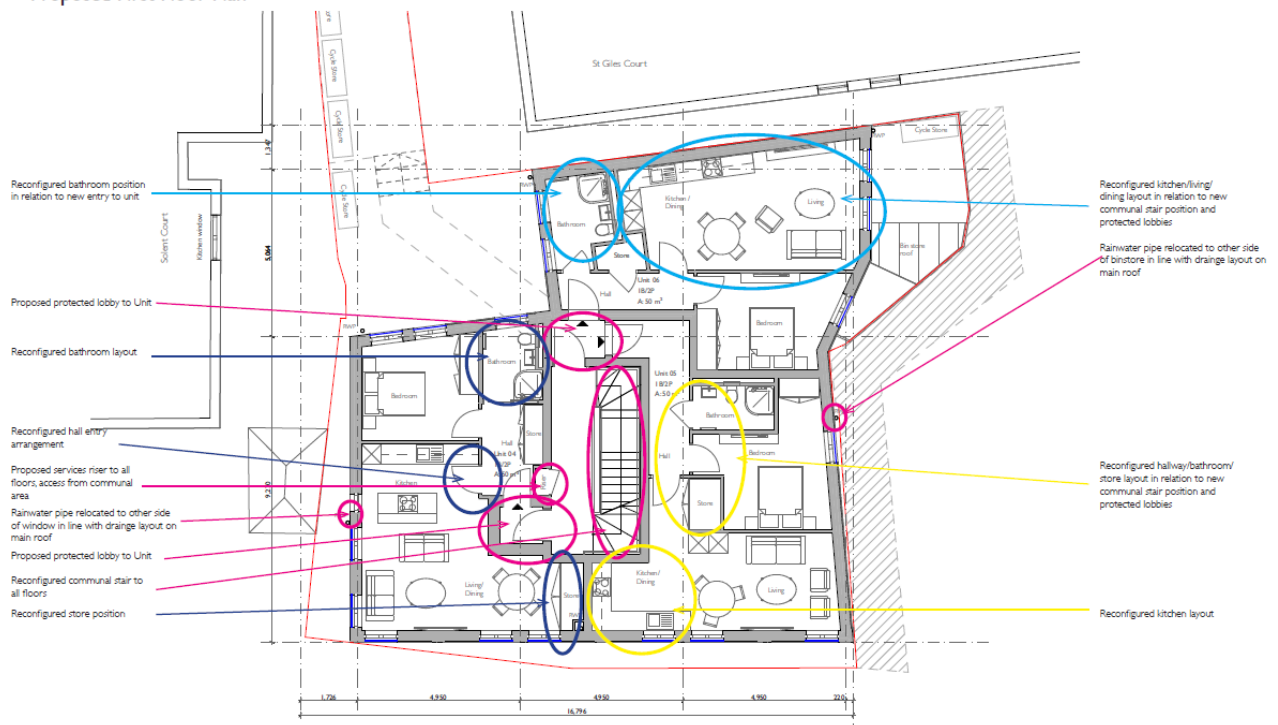


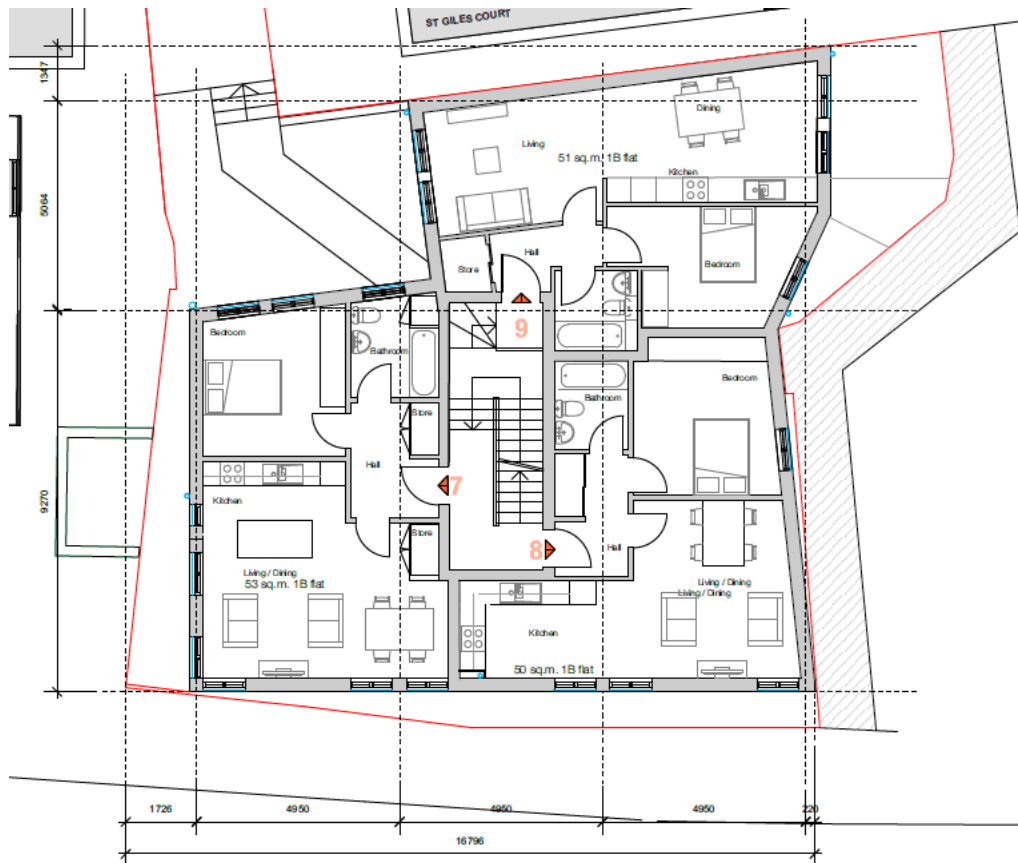


FIRST FLOOR PLAN

APPROVED above; PROPOSED below.

Proposed First Floor Plan

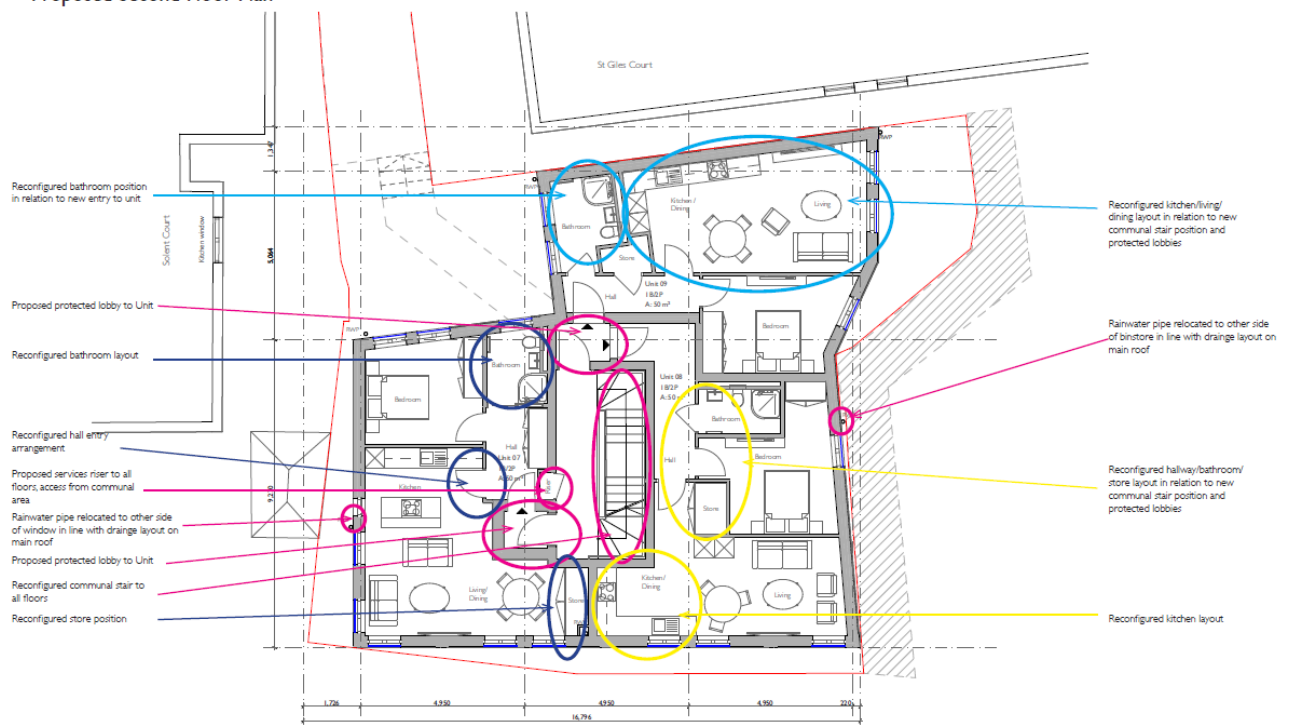


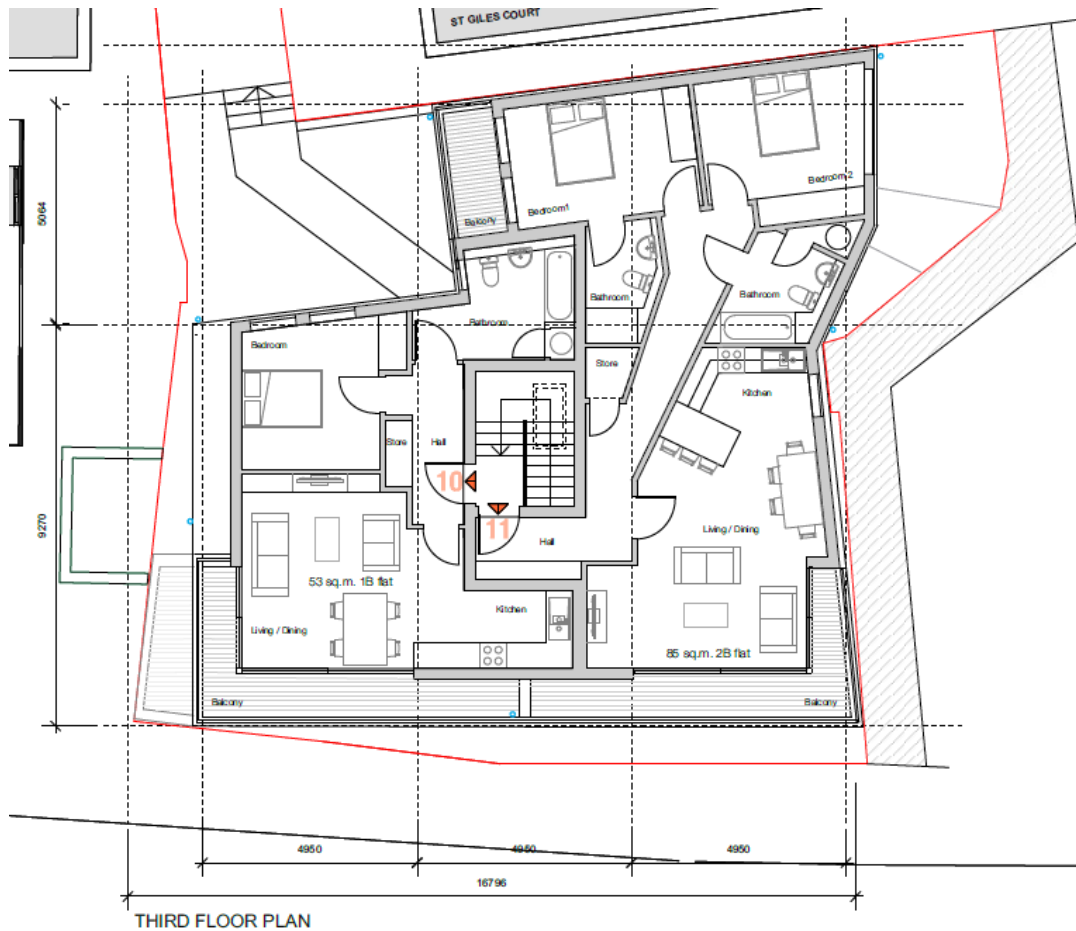


SECOND FLOOR PLAN

APPROVED above; PROPOSED below.

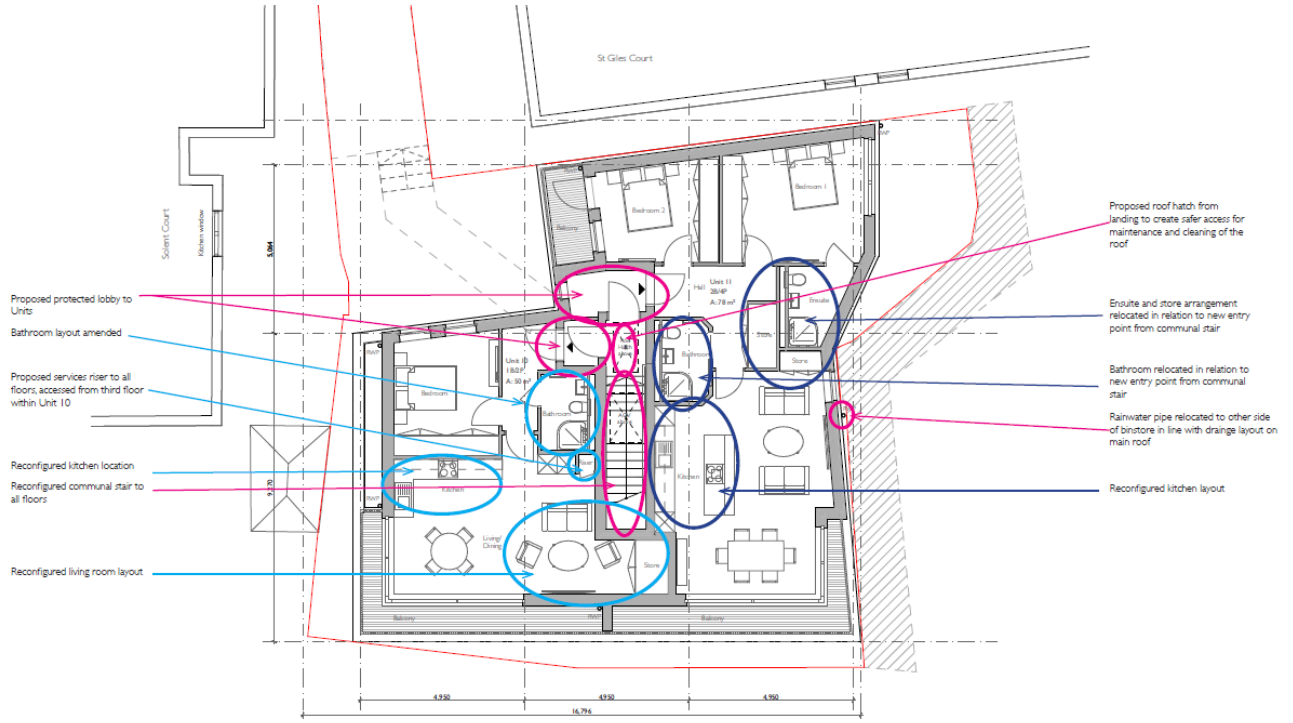
Proposed Second Floor Plan

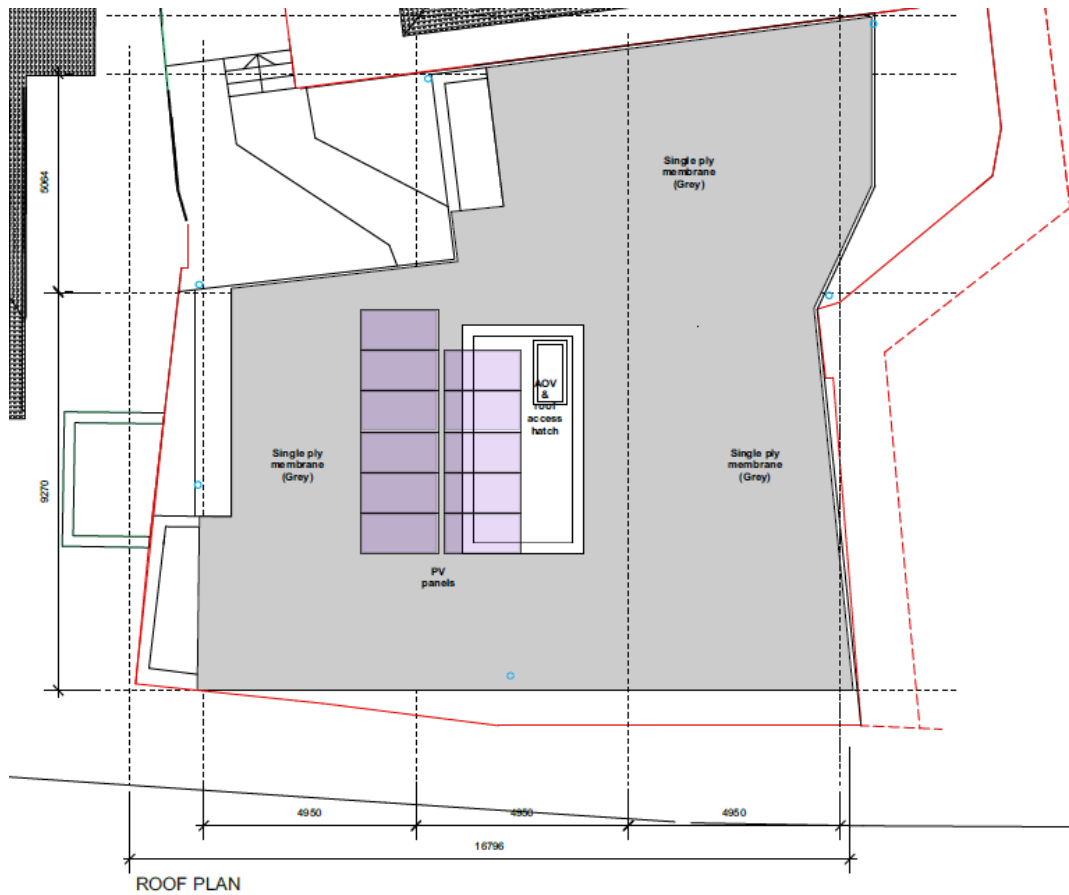




APPROVED above; PROPOSED below.

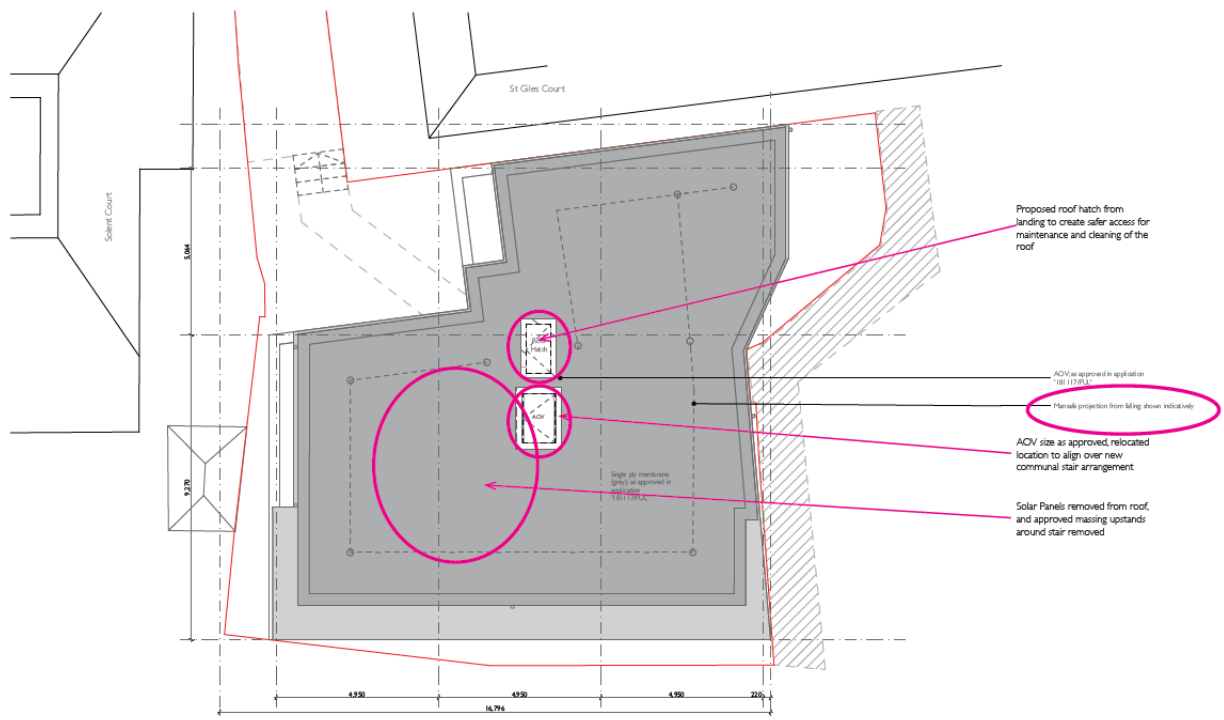
Proposed Third Floor Plan





APPROVED above; PROPOSED below.

Proposed Roof Plan





APPROVED above; PROPOSED below.

Proposed Elevations





APPROVED above; PROPOSED below.

Proposed Elevations Detail

Drawing Not To Scale



A number of the 181117 conditions include specific reference to approved plans. As a result of this application, it is correspondingly required to update the wording of these conditions too, so that the plans referenced align with the now proposed plans. Accordingly, changes to the wording of conditions 4, 7, 20 and 22 are therefore also proposed as part of this non-material amendment application. To show the extent of the proposed changes, the wording of each is

detailed below, with those elements now sought to be omitted shown with a ~~double strikethrough~~, and additions specified in **bold** text. Given the local plan context has changed in the intervening time the corresponding now adopted local plan policies will also be updated too:

4. The materials to be used in the construction of the following external surfaces of this development shall be:

Hampshire Stock Downs Blend red brick by Michelmersh Brick Holdings
St. Anselmo LOF & Mi Blend grey brick
Green glazed brick
Sweet Chestnut Cladding by Vastern Timber
Single Ply Membrane by Sarnafil G410-12EL, lead GREY 9500 & Sika
Zinc rain water downpipe
Aluminium/timber composite windows and patio doors

as shown on the approved plan ~~202 P 21 Elevation detail & materials as proposed, as received 27/02/19~~ **390 OBA 00 XX DR A 4003 Rev 01 Proposed Materials, as received 26/04/2022** and physical samples received on 28/02/19.

Reason: In the interests of safeguarding the character and appearance of the proposed building, the streetscene and the wider immediate area and for the purpose of ensuring that the proposals are appropriate to the setting of the special architectural and historic interest of the nearby listed buildings and the nearby Market Place / London Street Conservation Area, in accordance with Policies ~~CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015)~~ and Policy ~~RC5 of the Reading Central Area Action Plan 2009~~, **CC7, CR2 and EN1 of the Reading Borough Local Plan 2019.**

7. No dwelling hereby permitted shall be occupied until the waste/refuse bin storage facilities have been provided in accordance with approved plan ~~202 P 02 Rev B Ground Floor Plan as proposed, as received 10/10/18~~ **390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed, as received 08/04/2022**. The bin storage facilities shall be retained thereafter for use by occupiers of the dwellings/building at all times.

Reason: To ensure that sufficient provision is made for the storage of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety and to maintain the character and appearance of the nearby Market Place / London Street Conservation Area, in accordance with Policies ~~CS2, CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015)~~ and Policies ~~DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015)~~, **CC5, CC7, CC8, EN1 and TR3 of the Reading Borough Local Plan 2019.**

20. The rear ground floor flat (flat 3 on approved plan ~~202 P 02 Rev B Ground Floor Plan as proposed, as received 10/10/18~~ **390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed, as received 08/04/2022**) shall not be occupied until the means of access shown on plan ~~202 P 02 Rev B Ground Floor Plan as proposed, as received 10/10/18~~ **390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed, as received 08/04/2022** has been constructed in accordance with the approved plans and retained thereafter.

Reason: To ensure that there is sufficient access to the development and bin storage facilities and consequently to ensure that sufficient provision is made for the storage of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety and to maintain the character and appearance of the nearby Market Place / London Street Conservation Area, in accordance with Policies ~~CS2, CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015)~~ CC5, CC7, CC8, EN1 and TR3 of the Reading Borough Local Plan 2019.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed south elevation windows at first floor level (3 windows serving unit 4, as per approved plan ~~202-P-03 Rev B First Floor Plan as proposed, as received 10/10/18~~ 390 OBA XX 01 DR A 2001 Rev P1 First Floor GA Plan Proposed, as received 08/04/2022) and second floor level (3 windows serving unit 7, as per approved plan ~~202-P-04 Rev B Second Floor Plan as proposed, as received 10/10/18~~ 390 OBA XX 02 DR A 2002 Rev P1 Second Floor GA Plan Proposed, as received 08/04/2022) shall be non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy ~~DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015)~~ CC8 of the Reading Borough Local Plan 2019.

Public Consultation

iii. Neighbour Consultation

No statutory requirement for any for this type of application. No responses received.

iv. Chair & Vice Chair of the Planning Application Committee and Ward Councillors

Following changes to the scheme of delegation in April 2020 councillors are no longer required to notified via email of non-material amendment applications.

No responses received.

3. Internal / External Consultations

None required owing to the nature of the proposals.

4. Plans Considered

i. The applicant has submitted the following for consideration:

390 OBA XX ZZ DR A 1000 Rev P1 Site Plan Proposed
390 OBA XX ZZ DR A 1001 Rev P1 Site Plan Proposed
390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed
390 OBA XX 01 DR A 2001 Rev P1 First Floor GA Plan Proposed
390 OBA XX 02 DR A 2002 Rev P1 Second Floor GA Plan Proposed
390 OBA XX 03 DR A 2003 Rev P1 Third Floor GA Plan Proposed
390 OBA XX RF DR A 2004 Rev P1 Roof GA Plan Proposed
390 OBA XX XX DR A 4000 Rev P1 Elevations
390 OBA XX XX DR A 4001 Rev P1 Elevations (with fences)

As received 08/04/2022

390 OBA 00 GF DR A 2005 Rev 01 Communal Garden Plan Proposed

390 OBA 00 XX DR A 4002 Rev 01 Streetscape - As Existing & As Proposed

390 OBA 00 XX DR A 4003 Rev 01 Proposed Materials

Supporting letter from Macniven Quays Ltd 'Application for a Non-Material Amendment ('NMA') to Planning Permission ref. 181117', dated and received 26/04/2022

34-38 Southampton Street, Reading NMA application - supporting document by ob architecture dated April 2022 Rev B

As received 26/04/2022

Prior to the validation of the application some clarifications were sought by officers in relation to not all corresponding plans being submitted for consideration (hence the three plans from a later date) and implications for other conditions on the original permission (hence the proposal also seeking amendments to the wording of 4 conditions).

The proposed plans would effectively supersede the following approved plans specified on permission 181117:

202 P 01 Rev A Site Plan - as proposed, as received 27/07/18

202 P 02 Rev B Ground Floor Plan - as proposed, as received 10/10/18

202 P 03 Rev B First Floor Plan - as proposed, as received 10/10/18

202 P 04 Rev B Second Floor Plan - as proposed, as received 10/10/18

202 P 05 Rev A Third Floor Plan - as proposed, as received 27/07/18

202 P 06 Roof Plan - as proposed, as received 22/06/18

202 P 08 Rev B Elevations & Sections (with fences) - as proposed, as received 10/10/18

202 P 09 Rev B Communal Garden Plan - as proposed, as received 25/01/19

202 P 10 Rev B Site Plan - as proposed, as received 25/01/19

202 P 11 Rev A - Elevations & Sections with no boundary treatment - as proposed, as received 25/01/19

202 P 12 Rev B Streetscape: As existing & as proposed, as received 25/01/19

202 P 21 Elevation detail & materials - as proposed, as received 27/02/19

5. Relevant Planning History

Application site

- i. 172328/FUL - Erection of a basement and 4-storey building to provide 12 (3x studio, 6x1-bed & 3x2-bed) residential units (Class C3) and associated works following the demolition of the existing buildings (3-storey public house at No's 34-36 Southampton Street and 2-storey residential building at No. 38). Withdrawn 11/5/2018.
- ii. 181117/FUL - Erection of a basement and 4-storey building to provide 11 (1x studio, 8x1-bed & 2x2-bed) residential units (Class C3) and associated works following the demolition of the existing buildings (basement & 3-storey public house at No's 34-36 Southampton Street and 2-storey residential building at No. 38). Granted following completion of s106 legal agreement 12/08/2019.
- iii. 200132/APPCON - Discharge of condition 13 (archaeological written scheme of investigation) of planning permission 181117, as granted on 12/08/2019 (amended description). Discharged 11/03/2020.
- iv. 200391/APPCON - Discharge of conditions 5 (Demolition and Construction Method

Nearby site - 28 Southampton St

191506 - Proposed development of 7 mixed 1 bed flats and 1 bed studio apartments. Current application under consideration.

6. 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.

7. Relevant Planning Guidance

- i. 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."*

8. Relevant Policies

- i. The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

9. Appraisal

- i. Officers consider that these changes (as described and explained in the proposals section above) can be made through the non-material amendment procedure. More specifically, it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom, neighbour amenities, quality of accommodation, transport, archaeology, sustainability and energy or any other intentions of the scheme.
- ii. Importantly, there are no changes to the unit mix or number of residential units proposed. Furthermore, the internal layout is largely similar and no significant adverse amenity impacts, over and above those considered at the time of the original application, are envisaged as a result of these changes. While the removal of a dual aspect living/dining/kitchen room within units 6 & 9 and replacement with a single aspect north-facing living/dining/kitchen room is not ideal, it is not considered to be of such a harmful impact to warrant this being considered a minor material change (in the context of the scheme as a whole). The increase in size of the basement level is minimal and unlikely to impact on the overriding archaeological details, while the omission of the PV panels would have positive visual impacts (e.g. long views from the south looking north towards the site), with the energy implications not prejudiced and required to be separately detailed through condition 18. The majority of the changes are simply a result of design development, which can be expected on any scheme of this nature as it moves from the planning to the pre-construction stage of development. The changes to the wording of the four conditions is simply a case of updating the drawing referenced in the condition, rather than any substantial change to the nature/requirement of the conditions themselves.
- iii. The overriding conclusion is also reached owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being considered (both

individually and cumulatively) of an inherently minor scale and nature in this overall wider context.

- iv. Officers are also mindful that the Planning Practice Guidance outlines that cumulative impacts should be taken into account in s96a applications and, therefore, there would be a future tipping point in such regards. However, in this regard, it is pertinent that this is the first non-material amendment application sought at the site (see relevant history section above).
- v. The non-material amendments are not considered in themselves to have any impact on the consideration of the separate under consideration application at the neighbouring advertisement hoarding 28 Southampton Street site to the north (see relevant history section above).
- vi. An informative is recommended which states that this permission relates only to the changes specified on the plans submitted (as explained in the supporting letter and document submitted). Furthermore, each case shall only be read in the context of the substantive full permission, and is bound by all the conditions and obligations attached to the substantive 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.

10. Conclusion

- i. The local planning authority is satisfied that the changes proposed do not constitute material changes to the approved planning permission.

Recommendations

Grant Non-material amendments

The drawings hereby approved as non-material amendments to 181117 are as follows:

390 OBA XX ZZ DR A 1000 Rev P1 Site Plan Proposed
390 OBA XX ZZ DR A 1001 Rev P1 Site Plan Proposed
390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed
390 OBA XX 01 DR A 2001 Rev P1 First Floor GA Plan Proposed
390 OBA XX 02 DR A 2002 Rev P1 Second Floor GA Plan Proposed
390 OBA XX 03 DR A 2003 Rev P1 Third Floor GA Plan Proposed
390 OBA XX RF DR A 2004 Rev P1 Roof GA Plan Proposed
390 OBA XX XX DR A 4000 Rev P1 Elevations
390 OBA XX XX DR A 4001 Rev P1 Elevations (with fences)
390 OBA XX XX DR A 3000 Rev P1 Sections

As received 08/04/2022

390 OBA 00 GF DR A 2005 Rev 01 Communal Garden Plan Proposed
390 OBA 00 XX DR A 4002 Rev 01 Streetscape - As Existing & As Proposed
390 OBA 00 XX DR A 4003 Rev 01 Proposed Materials

As received 26/04/2022

Reason: To clarify which plans are approved and in the interests of proper planning.

REPLACEMENT CONDITION 4

The materials to be used in the construction of the following external surfaces of this development shall be:

Hampshire Stock Downs Blend red brick by Michelmersh Brick Holdings
St. Anselmo LOF & Mi Blend grey brick
Green glazed brick
Sweet Chestnut Cladding by Vastern Timber
Single Ply Membrane by Sarnafil G410-12EL, lead GREY 9500 & Sika
Zinc rain water downpipe
Aluminium/timber composite windows and patio doors

as shown on the approved plan **390 OBA 00 XX DR A 4003 Rev 01 Proposed Materials**, as received **26/04/2022** and physical samples received on 28/02/2019.

Reason: In the interests of safeguarding the character and appearance of the proposed building, the streetscene and the wider immediate area and for the purpose of ensuring that the proposals are appropriate to the setting of the special architectural and historic interest of the nearby listed buildings and the nearby Market Place / London Street Conservation Area, in accordance with Policies **CC7, CR2 and EN1 of the Reading Borough Local Plan 2019**.

REPLACEMENT CONDITION 7

7. No dwelling hereby permitted shall be occupied until the waste/refuse bin storage facilities have been provided in accordance with approved plan **390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed**, as received **08/04/2022**. The bin storage facilities shall be retained thereafter for use by occupiers of the dwellings/building at all times.

Reason: To ensure that sufficient provision is made for the storage of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety and to maintain the character and appearance of the nearby Market Place / London Street Conservation Area, in accordance with Policies **CC5, CC7, CC8, EN1 and TR3 of the Reading Borough Local Plan 2019**.

REPLACEMENT CONDITION 20

20. The rear ground floor flat (flat 3 on approved plan **390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed**, as received **08/04/2022**) shall not be occupied until the means of access shown on plan **390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed**, as received **08/04/2022** has been constructed in accordance with the approved plans and retained thereafter.

Reason: To ensure that there is sufficient access to the development and bin storage facilities and consequently to ensure that sufficient provision is made for the storage of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety and to maintain the character and appearance of the nearby Market Place / London Street Conservation Area, in accordance with Policies **CC5, CC7, CC8, EN1 and TR3 of the Reading Borough Local Plan 2019**.

REPLACEMENT CONDITION 22

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed south elevation windows at first floor level (3 windows serving unit 4, as per approved plan **390 OBA XX 01 DR A 2001 Rev P1 First Floor GA Plan Proposed**, as received **08/04/2022**) and second floor level (3 windows serving unit 7, as per approved plan **390 OBA XX 02 DR A 2002 Rev P1 Second Floor GA Plan Proposed**, as received **08/04/2022**) shall be non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor

level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy **CC8 of the Reading Borough Local Plan 2019**.

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 granted on 12/08/2019 under reference number 181117, 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the agreed extended timeframes.
4. This non-material amendment effectively replaces the following plans approved on original permission 181117:
 - 202 P 01 Rev A Site Plan - as proposed, as received 27/07/18
 - 202 P 02 Rev B Ground Floor Plan - as proposed, as received 10/10/18
 - 202 P 03 Rev B First Floor Plan - as proposed, as received 10/10/18
 - 202 P 04 Rev B Second Floor Plan - as proposed, as received 10/10/18
 - 202 P 05 Rev A Third Floor Plan - as proposed, as received 27/07/18
 - 202 P 06 Roof Plan - as proposed, as received 22/06/18
 - 202 P 08 Rev B Elevations & Sections (with fences) - as proposed, as received 10/10/18
 - 202 P 09 Rev B Communal Garden Plan - as proposed, as received 25/01/19
 - 202 P 10 Rev B Site Plan - as proposed, as received 25/01/19
 - 202 P 11 Rev A - Elevations & Sections with no boundary treatment - as proposed, as received 25/01/19
 - 202 P 12 Rev B Streetscape: As existing & as proposed, as received 25/01/19
 - 202 P 21 Elevation detail & materials - as proposed, as received 27/02/19