

DELEGATED APPLICATION REPORT

Address: 4 Champlain Street, Reading, RG2 6AF

Application No: 220775 / NMA

Proposal: Non-Material Amendment to Permitted Application 210749 - Change to the roof design.

Date received (valid from): 26/05/2022

Agreed Decision date: 28/06/2022

Case officer: Beatrice Malama

Site Description and Surrounding Area

The site is a two story semi-detached dwelling located at 4 Champlain Street in a predominantly residential area. The street is characterised by semi-detached and terraced properties of similar design, style and age. The property is not listed and does not fall within a conservation area however it is within Flood Zone 2.

Proposal

The proposed non-material amendment to application 210749 seeks to change the roof design of the permitted single story rear extension from pitched to hipped. In addition, the colour of the roof is proposed to change from white to Matt Grey Aluminium. No other alterations have been proposed as part of this application.

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 210749

Drawing No: 900/07009/page 2 - Proposed Plan and Elevations

Drawing No: TQRQM21131122556512 - Block Plan

As received on 12th May 2021

Plans submitted:

Drawing No: TQRQM21131122802121 - Location Plan

Drawing No: 900/07009/page 1 of 2 - Existing Plan and Elevations

Drawing No: 900/07009/page 2 of 2 - Rev A- Proposed Plan and Elevations

As received on 26th May 2022

Relevant Planning History

App Ref: 210749 - Single storey rear extension- 7th July 2021

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 210749. The proposed alterations are not considered to materially alter the approved plans under application 210749 to the point that there may be planning concerns, such as harm to neighbouring amenity.

The proposal is to change the roof design and colour from white to matt grey. The roof height remains unchanged. No other alterations have proposed as part of this application.

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 210749 is as follows:

Drawing No: 900/07009/page 2 of 2 - Rev A- Proposed Plan and Elevations
As received on 26th May 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 7th July 2021 under reference number 210749 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