

DELEGATED APPLICATION REPORT

Address: Dee Park Community Centre, Dee Park, Reading, RG30 4DD

Application No: 210449/NMA

Proposal: Non-material amendments to permission 172312 (Provision of the Dee Park Community Centre, as granted on 26/02/2018) including revised window and door positions, provision of external roller shutters to ground floor bin store, external lighting and CCTV to all elevations, external railings in the south-west corner of the site, PV panels relocated from the single storey roof to the two-storey roof area and associated works (amended description)

Applicant: Star Contractors

Date received (valid from): 21/04/2021

Target Decision date: 19/05/2021

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The application site was described as follows in the officer report as part of application 172312:
- 1.2 *The site is currently fenced off following the demolition of two former residential blocks in 2015. The site faces new flats and houses to the north, east and south which have been developed as part of Phase 2B of the Dee Park Regeneration Programme. To the west of the site on Thurso Close are two residential blocks, one of which will be demolished. Following the adoption of the Dee Park Planning brief in December 2008, outline planning consent was granted in December 2009 for the phased regeneration of the Dee Park Estate and the masterplan that was approved for the site identified a new Community Centre being re-provided on Spey Road.*
- 1.3 *Application 141662/FUL was granted planning permission for the temporary relocation of the existing community facilities to Glenmore Close. The location of the Community Centre has been changed from the approved masterplan (originally Spey Road) which is not now considered the best place for the Community Centre and a new location on Thurso Close near to the existing temporary location is proposed.*

2. The Proposals

- i. Various non-material amendments are proposed to planning permission 172312, which granted the provision of the Dee Park Community Centre on 26/02/2018. More specifically, the proposal seeks
 - Revised window and door positions, to facilitate internal layout changes (as a result of design development). More specifically, this includes new entrances into the building to provide separate access into each side of the multi-use Community Centre - one for the Community Hall and one for the Children's Centre. Furthermore, there are revised window locations relating to a new creche, revised youth lounge (specified as

being for the Ranikhet Rainbows) and finally the providing the required fire exits for the re-positioned Main Hall.

- Provision of external roller shutters to the ground floor bin store on the rear elevation of the building
- Provision of external lighting and CCTV camera points on all elevations of the building
- External railings in the south-west corner of the site,
- PV panels relocated from the single storey roof to the two-storey roof area
- and associated works, such as: some amendments to the external planting areas and location of the bike store as a result of the alterations to the window/door locations; access ladders to the inward facing façade elevations; one fewer rooflight in the mid-section of the building

- ii. A number of clarifications were made prior to the validation of the application, including the submission of all necessary plans to correspond with those originally approved at the site. During the course of the application the originally proposed external roller shutters to all ground floor windows/doors was revised so that it only related to the bin store on the rear elevation; roller shutters to all other windows/doors were omitted following officer feedback. Instead, external lighting and CCTV points were added to all elevations of the building, as per the original intention, as specified within the submission documents at the time of the original permission. The description of development was updated accordingly to reflect this, with revised plans submitted on 12/05/2021 to show these changes on the plans too.

3. Internal Consultations

None required

4. Councillor / Public Consultation

i. Councillor Consultation

Since April 2020 the Chair & Vice Chair of the Planning Application Committee and Ward Councillors are no longer required to be notified on NMA or MMA applications which were originally determined by the Planning Applications Committee. This follows a change in the scheme of delegation, as agreed by Policy Committee. Accordingly, members were not formally notified on these applications.

In addition, whilst the applicant stated on the application form is Star Contractors, it is known that this is effectively a Council's own application (as the original permission was). Given a section 96a non-material amendment application is not an application for planning permission, conservation area consent or listed building consent, there is no requirement for this type of application to automatically be required to be considered by the Planning Applications Committee (as per the scheme of delegation).

Neighbour Consultation

None required for this type of application. No substantive responses received.

Site Notice

Not required for this type of application.

5. Plans / Documents Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following plans and information:

Those approved at the time of the original permission:

Received on 21st December 2017

Drawing No: WDH-DPR-400-HTA-A_DR-0008 Rev B - First Floor and Roof Plan

Drawing No: WDH-DPR-400-HTA-A_DR-0020 Rev B - Front Elevation

Drawing No: WDH-DPR-400-HTA-A_DR-0021 Rev C - Rear Elevation

Drawing No: WDH-DPR-400-HTA-A_DR-0022 Rev B - Side to Hall Elevation

Drawing No: WDH-DPR-400-HTA-A_DR-0023 Rev D - Street Side Elevation

Drawing No: WDH-DPR-400-HTA-A_DR-0024 Rev D - Proposed Section AA

Drawing No: WDH-DPR-400-HTA-A_DR-0025 Rev D - Proposed Section BB

Drawing No: WDH-DPR-400-HTA-A_DR-0026 Rev D - Proposed Section CC

Received on 26th February 2018

Drawing No: WDH-DPR-400-HTA-A_DR_0001 Rev D - Location Plan

Drawing No: WDH-DPR-400-HTA-A_DR-0005 Rev K - Site Plan as Proposed

Drawing No: WDH-DPR-400-HTA-A_DR-0007 Rev D - Ground Floor Plan

Those submitted as part of this application (essentially to replace the approved plans):

2035/200 Proposed Site Layout

2035/201A Proposed Ground Floor Plan

2035/202 Proposed First Floor Plan

2035/203 Proposed Roof Plan

As received 21/04/2021

2035/204B Proposed Front Elevation

2035/205B Proposed Right Side Elevation

2035/206B Proposed Rear Elevation

2035/207B Proposed Left Side Elevation

2035/208B Proposed Section AA

2035/209B Proposed Section BB

2035/210B Proposed Section CC

As received 12/05/2021

6. Relevant Planning History

172312 - Provision of the Dee Park Community Centre comprising of a Children's Centre, secure outdoor amenity space, community hall, offices and cafe with associated landscaping and disabled parking. Granted 26/02/2018.

201809/NMA - Non-material amendments to permission 172312 (Provision of the Dee Park Community Centre, as granted on 26/02/2018) to alter the trigger point for

submission/approval of conditions 3 (Materials), 5a (Cycle Parking), 6a, 6c & 6d (Landscaping), 7 (BREEAM) and 8 (Ecological Enhancements) from pre-commencement of any development to pre-commencement of any development beyond the construction of the damp proof course of the building. Agreed 11/01/2021.

201807/APPCON - Discharge of condition 3 (Materials) of planning permission 172312. Discharged 11/01/2021.

201808/APPCON - Discharge of condition 10 (Ground Investigation) of planning permission 172312. Discharged 04/02/2021

201839/APPCON - Discharge of condition 6b (functional services in relation to landscaping) of planning permission 172312. Discharged 11/02/2021.

210002/APPCON - Discharge of condition 4 (Construction Method Statement) of planning permission 172312. Current application under consideration. Discharged 11/02/2021.

7. 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.

8. 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."*

9. Relevant Policies

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

10. Appraisal

- i. On the front elevation there have been a number of minor changes involving windows and doors. In the single storey element the width of the windows have been reduced, but there has been no change in height. There is also the removal of door, which raises no concerns. On the front elevation the mid-section is unchanged. In terms of the two-storey element, there are some doors rather than windows, but the brick detailing coverage remains unchanged. The first floor windows are slightly more square like in appearance than the approved

rectangular shape. This is considered to be a subtle minor change. On the rear elevation, the two-storey element includes access to the refuse store and proposes to change individual louvred doors to roller shutters, reducing the extent of the space slightly. In this regard, this is not considered contentious. The ground floor door moves slightly, while the first floor width of the windows has decreased slightly - not materially though. There is no change in style within the mid-section. The single storey element was a single door, now three windows; again, this raises no concerns.

- ii. On the side elevation (with cycle store), only minimal changes are proposed. There is a slight change in location of fire door and door and changes to a single window. The first floor window shape changes slightly to square rather than rectangle, but this is not material or harmful. On the second side elevation, the approved scheme was a flank elevation with no windows. The proposed changes seek to introduce 3 opaque glazed windows and an external railing to account for the changes in land levels. These are minor changes which raise no concerns.
- iii. On Section A / B it is shown that one rooflight is now proposed rather than two. In addition, access ladder hatches have been added; this is uncontroversial as they are in a central location to make them less readily visible. Other changes involve slight re-shape and position of windows from rectangle to square. The roof plan shows that PV is now proposed on the two-storey element of the building, rather than the single storey part; this change raises no concerns and separates out the PV and sedum elements, which will assist maintenance in the future. A series of internal alterations are also shown, which in themselves do not require permission; the applicant has explained that these internal changes have come about through design development.
- iv. Roller shutters are proposed to serve the bin store on the rear elevation, out of sight of the public domain owing to the boundary treatment and land levels at this point. Set within this context and the part of the building they are serving, this is considered to be appropriate.
- v. CCTV and lighting points are shown on all elevations of the building, as per the original design intent during the original application to deter crime and anti-social behaviour. This is considered an improved solution to the originally proposed (as part of this application) roller shutters to all windows/doors. The provision of lighting and CCTV is welcomed and supported instead.
- vi. In overall terms, these changes have been considered by officers, who are content that the proposed changes in all instances are acceptable, assisting in the development being implemented. The changes have been a result of design development, which can be expected in a project of this nature.
- vii. Officers also consider that these changes 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, landscaping proposals, transport, highway safety, sustainability or ecological intentions or any other consideration, set within the context

of the original permission. This is primarily owing to the context of the overall original scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context.

- viii. All changes proposed as part of these applications are therefore considered appropriate by officers and suitable to progress through the non-material amendment procedure.
- ix. An informative is recommended which states that this decision shall only be read in the context of planning permission 172312, and is bound by all the conditions attached to that permission. It shall also be read in the context of a previous NMA agreed at the site earlier in 2021 (see relevant history above), which related to altering the trigger point for submission/approval of some conditions - this was a distinct matter separate from the considerations of this proposal, so are not impacted by one another. 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.

11. Conclusion

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

Recommendation

Grant Non-material amendments

12. Conditions:

1. The drawings hereby approved as non-material amendments to 172312 are as follows:

2035/200 Proposed Site Layout
2035/201A Proposed Ground Floor Plan
2035/202 Proposed First Floor Plan
2035/203 Proposed Roof Plan
As received 21/04/2021

2035/204B Proposed Front Elevation
2035/205B Proposed Right Side Elevation
2035/206B Proposed Rear Elevation
2035/207B Proposed Left Side Elevation
2035/208B Proposed Section AA
2035/209B Proposed Section BB
2035/210B Proposed Section CC
As received 12/05/2021

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

Informatives:

1. This decision relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of planning permission 172312 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, such as 201809/NMA agreed on 11/01/2021) 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 recommended timeframes.