

DELEGATED APPLICATION REPORT

Address: Unit 5, Sentinel End, Reading RG2 0BF

Application No: 211895

Proposal: Non-Material Amendment to permitted application 210547 in relation to the relocation of high-level vents on the north-east and south-west elevations of existing Unit 5.

Applicant: City Fibre Holdings Ltd

Target Decision date: 21/12/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area

The application site is a commercial unit located on Sentinel End in Whitley. The surrounding area is considered largely commercial, with other similar commercial units. A Premier Inn and a retail park are located directly west of the proposal site, while a residential area lies east of the proposal site on the other side of Basingstoke Road. The proposal site is within an Air Quality Management Area and is partly upon contaminated land.

2. The Proposal

The proposal comprises of relocation of the approved 12 high-level vents on the north-east and south-west elevations of Unit 5. The intention of the amendment is to reorder the vents to improve the ventilation of the unit overall, to account for the intended internal layout of the unit intended to be leased as a data storage centre.

Public Consultation

- i. Neighbour Consultation

No statutory requirement for any for this type of application.

Internal Consultations

Environmental Protection - no objection regarding the proposed amendment, new vent locations will be taken into account in the noise assessment that is required under planning application 210547.

3. Plans Considered

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

Approved plans at time of application

Proposed Site Plan P1808-176-PL-004-B

Proposed Site Elevations P1808-176-PL-B-005.

Received 12/04/2021

Proposed plans as part of this application

Received 23/11/2021

4. Relevant Planning History

210547 - Insertion of 12 high-level vents on the north-east and south-west elevations of existing Unit 5, provision of obscure film, security bars to existing windows, replacement security and fire doors (with keypads) and two collapsible security bollards to the front of the building in relation to Class B8 (Storage and Distribution). - Application Permitted on 17/06/2021

5. 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.

6. 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."*

7. Relevant Policies

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

8. Appraisal

In the context of the permitted scheme it is not considered that the amendment would have any material impact on the overall design or neighbour amenities. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context.

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.

9. Conclusion

Overall, the proposed amendments are not considered to significantly harm the application site nor the adjoining units.

As a result, 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 & Reasons:

1. The drawings hereby approved as a Non-Material Amendment to original planning permission 210547 are as follows:

Drawing No.

Proposed Site Plan P1808-176-PL-004-C
Proposed Site Elevations P1808-176-PL-005-C.

Received 23/11/2021

Reason: To clarify which plans are approved.

Informatives:

1. This permission relates only to the non-material amendment sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 17/06/2021 under reference number 210547 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.

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.