

## DELEGATED APPLICATION REPORT

**Address:** 66 Surley Row, Reading, RG4 8NB

**Application No:** 220271/NMA

**Proposal:** Non-Material Amendment to Permitted Application 211572 - Raising the roof of the approved extension by 570mm at the front and 420mm to the rear, change to porch roof, and a bay window to the front elevation (amended description).

**Applicant:** Alkhalifa

**Date received:** 24/02/2022

**Valid from:** 28/02/2022

**Target Decision date:** 28/03/2022

**Case officer:** David Brett

### Site Description and Surrounding Area

The proposal site is two storey semidetached dwelling on Surley Row, Emmer Green. The surrounding area is predominantly residential and consists of similarly designed two storey semi-detached dwellings. Highdown School is located directly opposite of the application site.

### The Proposal

The proposed non-material amendment to application 211572 seeks to increase the height of the approved single storey rear and side extensions by a maximum of 0.57m to the front and 0.42m to the rear. The changes also include a bay window to the front elevation of the side extension, and a change to the roof to the proposed porch to a flat roof from a pitched roof. A porch overhang is also proposed.

### Public Consultation & Neighbour Consultations

No statutory requirement for any 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 211572

- Block Plan
- Location Plan
- Existing and Proposed Ground Floor Plan - 01
- Proposed Elevations - 03

Received on 22/09/2021

#### Proposed plans as part of this application

- ~~Details of Proposed Roof Plan & Elevations - A1/351/04~~

Received on 24/02/2022

- Details of Proposed Ground & First Floor Plan - A1/351/03
- Details of Proposed Roof Plan & Elevations - A1/351/04 Rev A

Received on 16/03/2022 - Plans amended to include bay window

### Relevant Planning History

181145/HOU - Proposed single storey rear and front extension. - Application Permitted on 24/08/2018

181146/CLP - Lawful Development Certificate for a Proposed Loft Conversion - Application Permitted on 24/08/2018

211572/HOU - Proposed single storey rear and front extension. - Application Permitted on 17/11/2021

### 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.

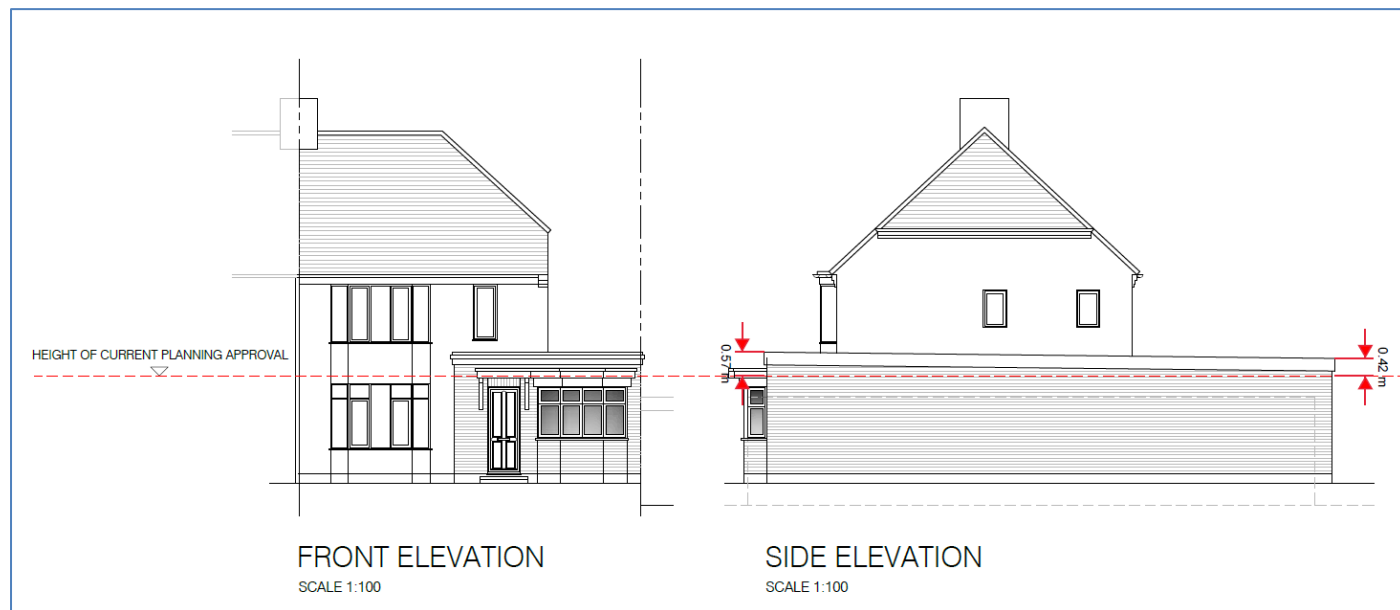
### Relevant Planning Guidance

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."*

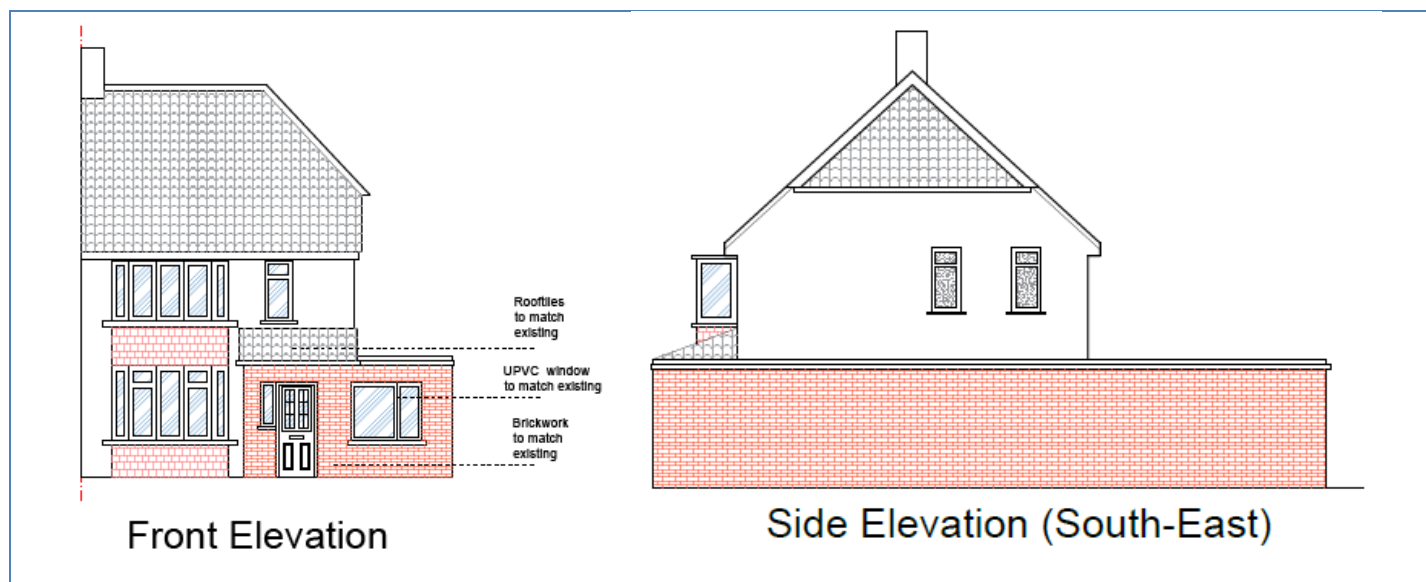
### Relevant Policies

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

### Appraisal



**Proposed Elevations (Drawing A1/351/04 Rev A)**



**Approved elevations under application 211572 (Drawing 03)**

The increase in height proposed to the approved side and rear extensions is not considered to significantly alter the overall character and appearance of the approved extensions. The change from a pitched roof to a flat roof to the proposed porch is again not considered to drastically alter the overall appearance of the proposed extensions. Flat roof porch overhangs are considered fairly characteristic of the surrounding area. It is considered that there would not be a harm to residential amenity as a result of the increase in height of the extensions.

The proposed bay window would represent a very slight increase in floorspace, however, this increase is not considered to material changes to application 211572. The adjoining dwelling, number 68, also has a similarly designed bay window to the converted garage.

**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 drawings hereby approved as non-material amendments to original planning permission 211572 are as follows:

- Details of Proposed Ground & First Floor Plan - A1/351/03
- Details of Proposed Roof Plan & Elevations - A1/351/04 Rev A

Received on 16/03/2022

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 17/11/2021 under reference number 211572, 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.