

DELEGATED Non-Material Amendment REPORT

Ward: Southcote

App Ref: 200764/NMA

Address: 76 Circuit Lane, Reading, RG30 3HW

Proposals: Application for non-material change to condition 2 following grant of planning permission. (190706) Amended to allow increase in size to two bed four person from the permitted two bed three person.

Case Officer: Julie Williams

Date received (valid from): 4 June 2021 Target Decision date: 2 July 2021

Proposal: Non material changes relating to -

Increasing the depth of the property by 1 metre at rear extension to allow increase in internal room size.

Plans considered:

- 5004159/RDG/A/202 Rev C Elevations, Plans and Site plan
- 5004159/RDG/SEA/203 Rev B Sections

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO. However, the neighbouring properties have been consulted as rear elevation would be relocated from as previously consulted.

74 Circuit Lane, Reading, Berkshire, RG30 3HW
10 Glennon Close, Reading, Berkshire, RG30 3HT
11 Glennon Close, Reading, RG30 3HT
80 Circuit Lane, Reading, RG30 3HW

No letters of representation have been received.

Appraisal:

- 1) The amendment includes increasing the depth of the rear elevation by 1 metre.
- 2) The proposed change is not considered significantly different to that previously approved and would not be harmful to the appearance of the building once construction is complete.
- 3) The proposed change is also not considered to impact on neighbouring properties.
- 4) The change is therefore considered to be acceptable as an NMC.

Conclusion:

The change as proposed is considered to be an acceptable non-material alteration to the approved design and appearance of the building and complies with relevant policies:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

Recommendation:

Approve non-material amendment with new plans.

INFORMATIVES

1. This notice relates only to the changes to condition 2. It shall only be read in the context of the substantive planning permission granted under reference number 190706 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.