

DELEGATED Non Material Amendment report

Ward: Southcote

App Ref: 220977/NMA

Address: Wren School, 61-63 Bath Road, Reading, RG30 2BB

Proposals: Non-Material Amendment to Permitted application 210983 - flip the design, so that the 3 room side extension is where the 2 room extension was, and vice versa.

Case Officer: Julie Williams

Date received (valid from): 4 July 2022 Target Decision date: 1 August 2022

PROPOSAL AND SUPPORTING INFORMATION

This application has been submitted under s96A of the Town and Country Planning Act 1990 (as amended), for a non-material change to the development approved under planning permission. Section 96a allows amendments to planning conditions - as follows:

Section 96A Power to make non-material changes to planning permission:

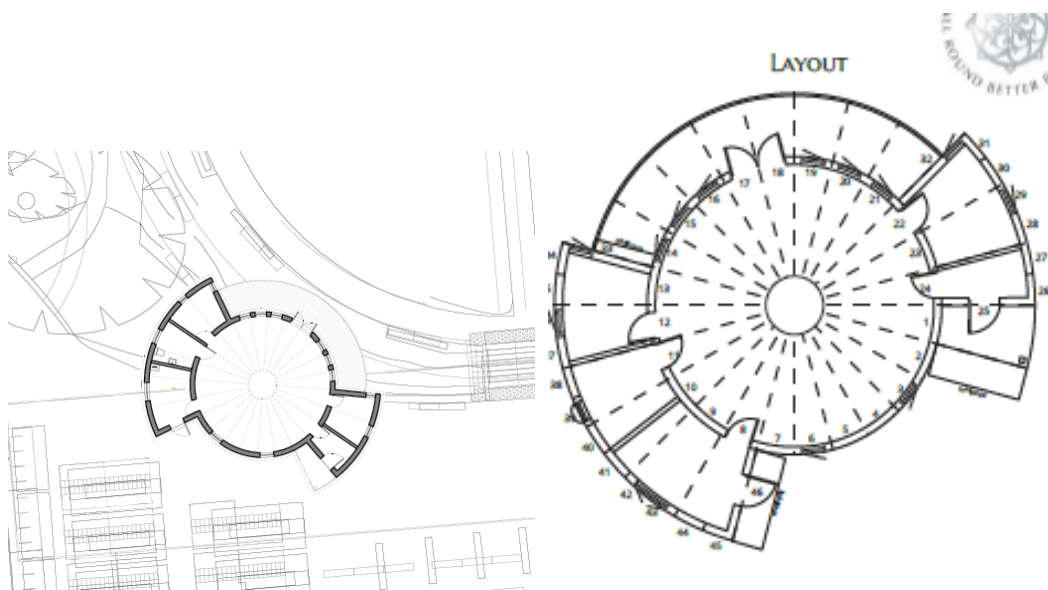
- (1) A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.
- (2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.
- (3) The power conferred by subsection (1) includes power-
 - (a) to impose new conditions;
 - (b) to remove or alter existing conditions.
- (4) The power conferred by subsection (1) may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission relates.

The change to plans as approved by application ref 210983 are to allow a different configuration of the proposed rooms to be provided. The siting and size of the Eco rooms are not proposed to be changed. On this basis officer can confirm that the scope of the changes fall within being a non-material change and the use of Section 96A is the correct process.

Plans considered:

Drawing No: 2267 - PL - PR - 001 Butterfield Architects - Proposed Site Plan

Floor layout: The Wren School dated 3 May 2022 by Rotunda - rotate to right.



Drawing No: 2267 - PL - PR - 001

Floor layout

PLANNING HISTORY

Relevant Planning History:

- 151175 - the original hybrid application to redevelop the former Elvian site for residential and a new school. Permitted 4/4/16
- 161877 REM for the school. Permitted 20/12/16
- Numerous applications to discharge conditions and Reserved Matters and amendments.
- 210983 - Erection of timber framed eco-classroom. Permitted 13/4/22

CONSULTATIONS

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO. However, in this case, landscape and ecology were asked to comment given earlier concerns with nearby trees.

Landscape and Ecology have confirmed no objections to the changes.

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 Policy and Guidance

The following local and national planning policy and guidance is relevant to change sought:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN14 - Trees, Hedges and Woodland

APPRAISAL

The proposed amendments to the approved plans for the development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on nearby trees, neighbouring properties or amenity. All other conditions imposed by the planning permission granted to 210983 remain unchanged.

RECOMMENDATION

The requested change is considered to be in accordance with the above relevant policies and this non-material amendment can be agreed.