

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Colony Architects Ltd
The Wine Store (Unit 7)
Brewery Court
Theale
RG7 5AJ

Application No: 210186
Application type: Non Material Amendment

Applicant: Grace Allen Homes Ltd.

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-Material Amendment of application 181151 - Alterations to the garden allocation, new fence to split the shared garden into two private gardens, increase in length of front path and re-positing of bin and cycle storage. Associated amendment of wording to Conditions 2, 10, 15, 16, 17 and 18 (amended description)

At: Abbotsmead Place Caversham Reading RG4 8EQ

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRE

Date: 8th April 2021



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& Regulatory Services

Application At: Abbotsmead Place Caversham Reading RG4 8EQ

Application No: 210186

Application type: Non Material Amendment

CONDITIONS & REASONS

1. The drawings hereby approved as a Non-material Amendment to original planning permission 181151 are as follows:

Drawing No.

02-20 Rev V1 - Proposed site plan

02-21 Rev V - Proposed hard landscape plan

02-23 Rev V - Bin and cycle store

Received 16th March 2021

02-22 Rev V1 - Proposed soft landscape and bio-diversity plans

Received 31st March 2021

Reason: To clarify which plans are approved.

Condition no. 10 is amended as follows:

10. All hard and soft landscape works shall be carried out in accordance with the approved landscaping plans and documents and drawings '02-22 Rev V1 - Proposed soft landscape and bio-diversity plans', received 31st March 2021 and '02-21 Rev V - Proposed hard landscape plan', received 16th March 2021 to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to comply with Policies CC7 and EN14 of the Reading Borough Local Plan (2019).

Condition no. 15 is amended as follows:

15. The building hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with approved plan '02-20 Rev V1 - Proposed site

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plan', received 16th March 2021. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policies TR3 and TR5 of the Reading Borough Local Plan (2019).

Condition no. 16 is amended as follows:

16. The building hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with approved drawing '02-20 Rev V1 - Proposed site plan', received 16th March 2021.

Reason: In the interests of road safety in accordance with Policy TR3 of the Reading Borough Local Plan (2019).

Condition no. 17 is amended as follows:

17. The building hereby permitted shall not be occupied until the bicycle parking facility for that building has been provided in accordance with approved plan '02-20 Rev V1 - Proposed site plan', received 16th March 2021 and '02-23 Rev V - Bin and cycle store', received 16th March 2021. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR4 and TR5 of the Reading Borough Local Plan (2019).

Condition no. 18 is amended as follows:

18. The building hereby approved shall not be occupied until the bin storage facility shown on approved plans '02-20 Rev V1 - Proposed site plan', received 16th March 2021 and '02-23 Rev V - Bin and cycle store', received 16th March 2021 has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the building at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Borough Local Plan (2019).

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

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permission granted on 31st October 2019 under reference number 181151 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within agreed timeframes.

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