

DELEGATED APPLICATION REPORT

Application No: 211777 / VAR

Address: 323 Southcote Lane, Reading, RG30 3BJ

Proposal: Erection of a detached three bedroom dwelling with associated parking, amenity space and landscaping following demolition of existing garage

Case Officer: Nathalie Weekes

Date received (valid from): 29th October 2021 **Extended Target date:** 24 January 2022

Site Description and Surrounding Area

The application site is the land and existing dwelling at no.323 Southcote Lane. The site is not located within a conservation area, nor is it designated or listed. It has no other designations/overlays.

Planning permission was granted under application 200542 on 4 November 2020 for the erection of a detached three bedroom dwelling with associated parking, amenity space and landscaping following demolition of existing garage.

Proposal

This application has been submitted under s73 of the Town and Country Planning Act (1990), to vary condition 2 (approved plans) of planning permission 200542/HOU. The description of development remains the same 'Erection of a detached three bedroom dwelling with associated parking, amenity space and landscaping following demolition of existing garage'.

The application is for planning permission for the development of land without complying with conditions subject to which a previous planning permission 200542 was granted. Only the question of the conditions subject to which planning permission should be granted will be considered. The proposed variation involves a change in the materials to be used, including the removal of the timber and brick from the scheme to be replaced with render. No other changes to the approved plans have been proposed as part of this application.

Plans Considered

The following drawings were submitted:

Drawing No: P19-052 02-02-001 Location & Block Plan

Drawing No: Condition 3 Material schedule, Barclay+phillips architects

Drawing No: P19-052-02-05-006B Approved South and West Elevations

Drawing No: P21-099-03-05-001 Proposed elevations

Drawing No: P21-099-03-05-002 Proposed elevations

As received on 29th October 2021.

Drawing No: P19-052-02-05-005B Approved North and East Elevations

As received on 21st December 2021.

Drawing No: P19-052-02-004B Proposed site plan

Drawing No: P19-052-02-03-005 Proposed floor plan

As received 5/01/2022

Relevant Planning History

Application No.	Description	Decision	Date
200542	Erection of a detached three bedroom dwelling with associated parking, amenity space and landscaping following demolition of existing garage.	Permitted	4/11/2020
191922/FUL	Erection of 2no. three bedroom dwellings with associated parking, amenity space and landscaping following demolition of existing garage.	Withdrawn	02/04/2020

Consultation Responses

Owing to the Coronavirus pandemic a site notice was sent to the applicant to erect on 24/11/2021. The agent provided photographs and confirmation on 28/05/2021 showing a site notice displayed on the lamp post in front of the site from 24/11/2021 for comments to be received by 15/12/2021. No responses have been received.

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

National Planning Policy

National Planning Policy Framework (2021)

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7- Design and the Public Realm

CC8 - Safeguarding Amenity

H9 - House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG (2021)

Assessment

An application submitted under s73 allows the Local Planning Authority to only consider the proposed amendments. All other matters remain as approved under planning permission 200542/HOU. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

The proposed minor change to materials is not considered to harm the character and appearance of the proposed house, neighbouring houses and the street scene as there are a variety of architectural designs and styles in the vicinity. In addition, as the proposed alterations would not result in a material change in the overall design of the permitted development, it is considered that proposal would not have a detrimental impact on the living conditions of neighbouring occupants.

A S106 agreement was signed in respect of 200542/HOU, which will be carried over to this 211777 VAR application.

16. AGREEMENT AND DECLARATION

It is agreed by the Owners and the Council that should the Development the subject of the Planning Permission be varied under a new planning permission ("the VARIAT planning permission") granted by the Council under Section 73 of the 1990 Act the planning obligations in this Agreement shall apply to the VARIAT planning permission

EXECUTED as a deed by the parties hereto and delivered on the date written at the start of this deed

RECOMMENDATION

It is recommended that permission be granted for the Section 73 for the Erection of a detached three bedroom dwelling with associated parking, amenity space and landscaping following demolition of existing garage' which will involve varying condition 2 (approved plans) of planning permission 200542/HOU subject to relevant conditions.