

DELEGATED APPLICATION REPORT

Address: 4-6 Abbey Gardens, Abbey Street, Reading, RG1 3BA

Application No: 210071/NMA

Proposal: Non-Material Amendment to permitted application 200477 - revise the design from a single door to a single door with side and overhead glazed panels.

Applicant: Mrs M Sussex

Date received (valid from): 14/01/2021

Target Decision date: 11/02/2020

Case officer: David Brett

Site Description and Surrounding Area

The proposal site comprises of a large office block, next to the River Kennet in Reading town centre. 4-6 Abbey Gardens is a large seven storey office block with mostly glass window exterior, supported by concrete blocks.

The Proposal

The proposal is for a non-material amendment to approved application 200477, to revise the design from a single door to a single door with side and overhead glazed panels.

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 200414

- Location & Block Plan - PL-00-001-PL02
- Ground Floor Plan - PL-00-003-PL01

These plans were received on 3rd April 2020

- Existing and Proposed Elevations - PL-00-002-PL03

This plan was received on 27th May 2020

Proposed plans as part of this application

- Site Location and Block Plan - PL-05-01-PL02
- ~~Existing and Proposed Elevations - DT-00-05-PL04~~

Received on 14/01/2021

- Existing and Proposed Elevations - DT-00-05-PL05

Received on 10/02/2021

The plans were amended during the course of this application to remove a proposed disabled access pedestal from the proposal. The proposed pedestal was no longer desired by the applicant and has been removed from the plans.

Relevant Planning History

172261 - External terrace and decked area - Application refused on 10/05/2018

191033 - 2 no. Freestanding Directional Signs and 1 no. Building Mounted Sign - Application permitted on 25/09/2019

200477 - Remove existing glazed panel and replace with new entrance door to terrace area. - Application permitted on 27/05/2020

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

The proposed alterations to the plans approved under application 200477 seeks to revise the design of the single door, to a single door with an overhead glazed panel. The proposed alteration to the plans approved under application 200477 are considered very minor and are not considered a material change. The proposed alteration to the plans is considered to respect the character and appearance of the main building and surrounding area.

An informative is recommended which states that this permission relates only to the changes highlighted on the plans. Furthermore, it shall only be read in the context of the substantive permission, and is bound by all conditions attached to that permission. A further informative is recommended which states: 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.

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 drawing hereby approved as a non-material amendment to original planning permission 200477 is as follows:

- Existing and Proposed Elevations - DT-00-05-PL05

Received on 10/02/2021

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 25/05/2020 under reference number 200477, 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.