

DELEGATED APPLICATION REPORT

Address: 25 Grosvenor Road, Reading, RG4 5EN

Application No: 210944/NMA

Proposal: Non Material Amendment to planning permission 210260 to alter window positions on the north (front) and west (side) elevation at ground floor level, alter the standalone garage sliding door and fixed panel to bi-folding doors, relocate a garage window from the west to north elevation and add a rooflight to the south roofslope of the garage.

Applicant: Mr V Chugani

Date received (valid from): 09/06/2021

Target Decision date: 07/07/2021

Case officer: David Brett

Site Description and Surrounding Area

The proposal site is a two-storey detached dwelling on Grosvenor Road, Caversham. Grosvenor Road is a private road, which is characterised as being residential with a mix of large two-storey detached and semi-detached dwellings. Grosvenor Road is accessed via Peppard Road to the west, and Henley Road to the south.

The Proposal

The proposed non-material amendment to application 210260 seeks the following:

- To change and add window on front elevation of the main house at ground floor level to serve the study room
- Omit an approved window on the west side elevation of the main house at ground floor level serving the study room (brickwork to match existing instead)
- Change the standalone garage / outbuilding sliding door and fixed panel to bi-folding doors
- Approved west elevation of garage window to be relocated to north elevation

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 210260

- Location Plan
- Section - A105 + A205
- Section - A106 + A206
- Front Elevation - A107 + A207
- East Elevation - A108 + A208
- Rear Elevation - A109 + A209
- West Elevation - A110 + A210
- Ground Floor - Proposed Plan - A201
- First Floor - Proposed Plan - A202
- Loft - Proposed Plan - A203
- Roof - Proposed Plan - A204
- Site Plan - A211

Received on 16/02/2021

- Proposed Block Plan

Received on 08/04/2021

Proposed plans as part of this application

- Loft - Existing Plan - A103
- Section - A105 + A205
- Section - A106 + A206
- Front Elevation - A107 + A207
- East Elevation - A108 + A208
- Rear Elevation - A109 + A209

- West Elevation - A110 + A210
- Ground Floor - Proposed Plan - A201
- First Floor - Proposed Plan - A202
- Loft - Proposed Plan - A203
- Roof - Proposed Plan - A204
- Site Plan - A211

Received on 09/06/2021

Relevant Planning History

200885 - Double storey rear extension, single storey side extension - Application refused on 25/08/2020.

210260 - Two storey rear extension, single storey side extension. Conversion of detached garage (Amended Description). - Application Permitted on 09/04/2021.

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

In terms of appearance, the alterations proposed within this non-material amendment application are considered minor in scale and not drastically alter the character and appearance of the proposed development as approved under application 210260. The proposed alterations are not considered to materially alter the approved plans under application 210260 to the point that there may be planning concerns, such as harm to neighbouring amenity.

The changes to the proposed front elevation consist of inserting two 1.8mx1.2m window openings to replace the existing 2.4mx1.2m opening. The window proposed to the west elevation of the study has been removed from the proposal. The internal layout of the garage has been rearranged, which has resulted in changes to the fenestration of the garage. Glazed bifold doors are not proposed to the east and north elevations of the garage, while a top hung window has also been added to the north elevation of the garage serving the proposed wet room. An additional roof light has also been proposed to the garage. The use proposed for the garage (gym and wet room) has not changed from previously approved application 210260.

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

1. The drawing hereby approved as a non-material amendment to original planning permission 201380 is as follows:

- Section - A105 + A205
- Section - A106 + A206
- Front Elevation - A107 + A207
- East Elevation - A108 + A208
- Rear Elevation - A109 + A209
- West Elevation - A110 + A210
- Ground Floor - Proposed Plan - A201
- First Floor - Proposed Plan - A202
- Loft - Proposed Plan - A203
- Roof - Proposed Plan - A204
- Site Plan - A211

Received on 09/06/2021

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 09/04/2021 under reference number 210260, 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.