

DELEGATED APPLICATION REPORT

Address: 75 St Saviours Road, Reading, RG1 6EJ
Application No: 211323/NMA
Proposal: Amendment to approved application ref 200751 (Side Extension over the garage, Ground Floor extension on the front incl. new porch).
Applicant: Mr Andrew Morriss
Date received (valid from): 18/08/2021
Target Decision date: 08/09/2021
Case officer: James Schofield

1) The Proposal

A Non-Material Amendment is sought to planning permission 200751 for the following change:

- Changes to design, materials, and fenestration of the front elevation as well as internal alterations.

As originally shown on approved drawings:

Drawing No. 20200427_01.1 Location Plan
Drawing No. 20200427_01.2 Block Plan
Drawing No. 20200427_01.3 Site Plan
Drawing No. 20200427_01.5 Proposed Ground Floor
Drawing No. 20200427_01.6 Proposed over existing Ground Floor Drawing
No. 20200427_01.8 Proposed First Floor
Drawing No. 20200427_01.9 Proposed over existing First Floor Drawing
No. 20200427_01.11 Proposed Elevations
Drawing No. 20200427_01.12 Elevation Proposed over Existing
Drawing No. 20200427_01.13 Parking Provision
As received 2nd of June 2020

The proposed amended drawings are:

Drawing No. 20210803_R2_01.1 Location Plan
Drawing No. 20210803_R2_01.2 Block Plan
Drawing No. 20210803_R2_01.3 Site Plan
Drawing No. 20210803_R2_01.5 Proposed Ground Floor
Drawing No. 20210803_R2_01.6 Proposed over existing Ground Floor
Drawing No. 20210803_R2_01.8 Proposed First Floor
Drawing No. 20210803_R2_01.9 Proposed over existing First Floor
Drawing No. 20210803_R2_01.11 Proposed Elevations
As received 11th of August 2020

2) Appraisal

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 by 2008 Planning Act) 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."

An assessment has been undertaken against the following criteria to establish whether the changes proposed materially effect the original planning permission:

- the application site area differs from the original application? **NO**
- the application description differs from the original application? **NO**
- there are any relevant objections to the original proposal which would be compromised by the amendment? **NO**
- if an amendment increases the size of any part of the development? **NO**
- if the amendment locates any part of the development closer to a neighbour? **NO**
- if the amendment changes windows in any elevation facing a neighbour which increases overlooking in any way? **NO**
- The development materially moves in any direction? **NO**
- would result in a greater visual intrusion to neighbours? **NO**
- the proposal would result in changes to the external details that would materially alter the appearance of the building in a harmful way? **NO**

With reference to planning conditions:

- The removal or an amendment to a condition would prejudice the implementation of plan policy or result in any of the above listed impacts? **NO**
- Any additional condition sought would impact on the amenity of neighbours? **NO**

3) Conclusion

The Local Planning Authority is satisfied that the proposed changes are non-material to the approved planning permission.

4) Additional/amended/removed condition(s) if applicable

The amendment would be to condition 2 to the originally approved plans.

Condition 2 as originally approved under planning permission 200751 is as follows:
The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

*Drawing No. 20200427_01.1 Location Plan
Drawing No. 20200427_01.2 Block Plan
Drawing No. 20200427_01.3 Site Plan
Drawing No. 20200427_01.5 Proposed Ground Floor
Drawing No. 20200427_01.6 Proposed over existing Ground Floor
Drawing No. 20200427_01.8 Proposed First Floor
Drawing No. 20200427_01.9 Proposed over existing First Floor
Drawing No. 20200427_01.11 Proposed Elevations
Drawing No. 20200427_01.12 Elevation Proposed over Existing
Drawing No. 20200427_01.13 Parking Provision
As received 2nd of June 2020*

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

The amended plans are:

Drawing No. 20210803_R2_01.1 Location Plan
Drawing No. 20210803_R2_01.2 Block Plan
Drawing No. 20210803_R2_01.3 Site Plan
Drawing No. 20210803_R2_01.5 Proposed Ground Floor
Drawing No. 20210803_R2_01.6 Proposed over existing Ground Floor
Drawing No. 20210803_R2_01.8 Proposed First Floor
Drawing No. 20210803_R2_01.9 Proposed over existing First Floor
Drawing No. 20210803_R2_01.11 Proposed Elevations
As received 11th of August 2020

Informatives:

1. This notice relates only to the changes to the plans as approved under condition 2 of the planning permission 200751 and is bound by all the other 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 a material change to the approved planning permission.