

DELEGATED APPLICATION REPORT

Address: 28 Allcroft Road, Reading, RG1 5HH

Application No: 200240/NMA

Proposal: Non-Material Amendment to permitted application 180184 - including removal of timber cladding, adjustment to window arrangements, (including two slot windows to the front / ground floor to the kitchen) reduction in size of first floor extension, inclusion of external chimney.

Applicant: Mr & Mrs Trueman

Date received (valid from): 14/03/2020

Target Decision date: 11/04/2020

Case officer: David Brett

1. Site Description and Surrounding Area

The application site is located on Allcroft Road, Redlands, a predominantly residential street consisting of largely semi-detached dwellings with varying building styles. 28 Allcroft Road is a semi-detached dwelling with red brickwork and render. Many of the dwellings along Allcroft Road have had side and rear extensions.

2. The Proposal

Non-Material Amendment to permitted application 180184 - including removal of timber cladding, adjustment to window arrangements, (including two slot windows to the front / ground floor to the kitchen) reduction in size of first floor extension, inclusion of external chimney.

3. Public Consultation & Neighbour Consultations

No statutory requirement for any for this type of application.

4. Plans Considered

The Council, in reaching its recommendation, has taken into consideration the following documents:

Approved plans at time of application 180184 (drawings received on 30th January 2018)

- Drawing No: 062 PA 001 Location Plan
- Drawing No: 062PA010 Rev A Revised Proposed Ground Floor Plan
- Drawing No: 062PA011 Rev A Revised Proposed First Floor Plan
- Drawing No: 062PA012 Rev A Revised Proposed Roof Plan
- Drawing No: 062PA013 Rev A Revised Proposed Front and Rear Elevation Plan
- Drawing No: 062PA014 Rev A Revised Proposed Side Elevation and Section Plan

Proposed plans as part of this application (drawings received on 14th February 2020)

- Drawing No: 062PA010 Rev C Revised Proposed Ground Floor Plan
- Drawing No: 062PA011 Rev C Revised Proposed First Floor Plan
- Drawing No: 062PA012 Rev C Revised Proposed Roof Plan
- Drawing No: 062PA013 Rev C Revised Proposed Front and Rear Elevation Plan
- Drawing No: 062PA014 Rev C Revised Proposed Side Elevation
- Drawing No: 062PA015 Rev C Revised Proposed Side Elevation & Section

5. Relevant Planning History

180184 - Conversion of existing garage to a habitable room. Front and rear extension at ground floor, first floor extension over existing garage and rear extension - Application approved on 8th May 2018

6. 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.

7. 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."*

8. Relevant Policies

The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

9. Appraisal

Alterations presented in this application represent a change to the exterior of the approved garage conversion, side extension and two storey rear extension. The proposed changes as part of this non-material amendment application include a change to the windows and materials at the front and rear of the side extension and garage conversion. The width of the ground floor rear extension and the depth of the first floor rear extension has also been altered from the 180184 approved plans.

The changes to the approved plans for the front of the proposal site include:

- Slot windows to replace the existing garage door.
- The existing porchway is to be retained.
- The timber louvres have also been removed from the first floor window to the proposed ensuite bathroom.
- An additional first floor window has also been proposed to allow light to the first floor bathroom.

The changes proposed to the front elevation as part of the approved plans in application 180184 are considered non-material.

The changes to the approved plans for the rear of the proposal site include:

- The width of ground floor rear extension is to be decreased, while the depth of the first floor extension is decreased to allow for a sky light above the proposed converted garage and rear extension.
- The timber cladding surrounding the proposed first floor windows has also been removed, this application has proposed that the first floor of the rear extension consist of white render.
- The whole of the rear extension is proposed to be white render as part of this application.

The alterations to the rear extension are considered not to materially alter what was originally approved as part of application 180184.

This application also includes the addition of a chimney flue to the side of the property, extending from the roof of the ground floor converted garage. The proposed chimney flue has a height of 3687mm extending from the flat roof of the converted garage, and does not extend beyond the highest point of the roof for at 28 Allcroft Road and is considered acceptable.

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.

10. 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 Non-material Amendments to original planning permission 180184, are as follows:

Drawings received on 14th February 2020 as part of application 200240

- Drawing No: 062PA010 Rev C Revised Proposed Ground Floor Plan
- Drawing No: 062PA011 Rev C Revised Proposed First Floor Plan
- Drawing No: 062PA012 Rev C Revised Proposed Roof Plan
- Drawing No: 062PA013 Rev C Revised Proposed Front and Rear Elevation Plan
- Drawing No: 062PA014 Rev C Revised Proposed Side Elevation
- Drawing No: 062PA015 Rev C Revised Proposed Side Elevation & Section

Reason: To clarify which plans have been approved.

Informatives:

1. 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 08/05/2018 under reference number 180184, 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.
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 the recommended timeframes.