

DELEGATED APPLICATION REPORT

Address: 56 Kenilworth Avenue, Reading, RG30 3DN

Application No: 201225/NMA

Proposal: Non-Material Amendment to application 200414 for three additional skylights on side roofslope

Applicant: Mrs S Bolger

Date received (valid from): 15/09/2020

Target Decision date: 13/10/2020

Case officer: David Brett

Site Description and Surrounding Area

The application site is a two-storey semi-detached 1930s property located on the north-western side of Kenilworth Avenue, a private residential road. Properties are of general similar appearance with bay windows at ground and first floor level.

The Proposal

Non-material amendment to planning application 200414 for amendment to utility room for additional skylights.

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

- Site Block Plan
- Proposed Ground Floor Plan

Received on 19th March 2020

- Existing Floor Plan and Proposed Elevations Revised #1

Received on 1st June 2020

Proposed plans as part of this application

- Block Plan - 56 Kenilworth Avenue
- Location Plan - 56 Kenilworth Avenue
- Calculation Report - Rear Extension and Loft Conversion - 56 Kenilworth Ave
- Proposed Ground Floor - 377/05
- Proposed First Floor - 377/06
- Proposed Second Floor - 377/07
- Proposed Roof Plan - 377/08
- Proposed Elevations - 377/09
- Proposed Floor Plans and Elevations - 02
- Proposed Foundation and Section - 03
- Details - 04
- Proposed Framing Plans - 05
- Steel Details - 06
- Proposed Drainage Layout - 07

Received on 15/09/2020

Relevant Planning History

200414 - Erection of a single storey extension to the rear and side of the property.
- Application permitted on 5th June 2020.

200920 - Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof alteration and rear dormer. - Application permitted on 25th August 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



Fig 1. Proposed side elevation - Approved plan Existing Floor Plan and Proposed Elevations Revised #1 under application 200414

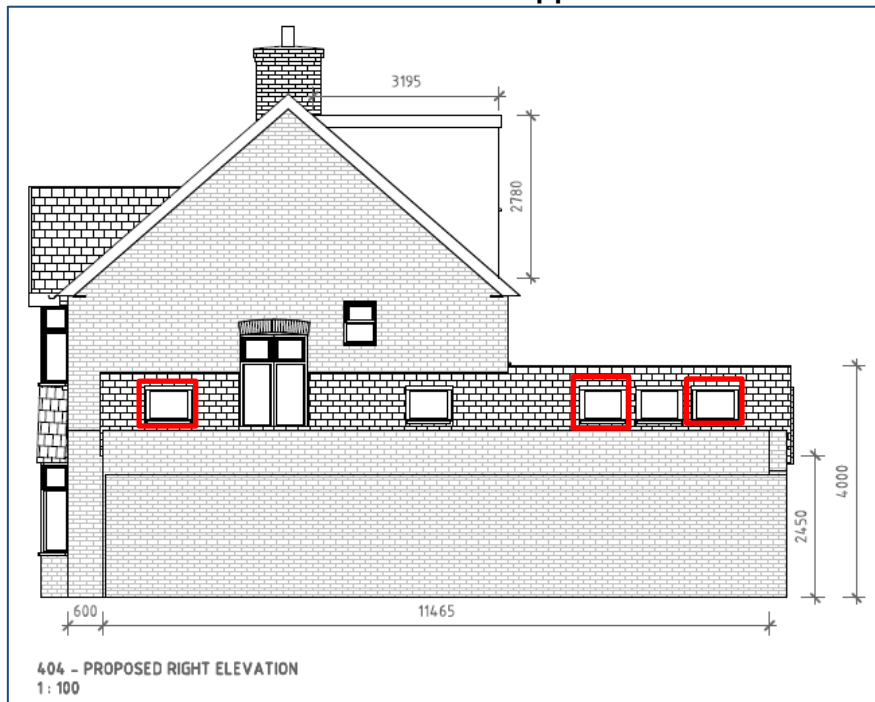


Fig 2. Proposed Right (Side) Elevation (Drawing 377/09). The drawing also includes a rear dormer extension, which was approved under a Certificate of Lawfulness application on 25/08/2020 (200920). The dormer extension was sought under a separate application, which is why it does not appear on the approved plans for 200414. Additional rooflights sought in this application highlighted in red.

The proposed alterations to the plans approved under application 200414 consist of the addition of three rooflights to the side elevation of the approved side and rear extension. One additional rooflight is situated towards the front elevation of the extension, above the approved workshop, while two additional rooflights have been proposed above the approved utility room. The proposed additional rooflights are not considered to drastically alter the character and appearance of the plans approved under applications 200414, or the dormer extension approved under 200920. It is also considered that the additional rooflights will not harm the amenity to neighbouring residents at 54 and 58 Kenilworth Avenue, 1 Monks Way, or 63 Southcote Lane.

It is acknowledged that there are some minor inconsistencies in terms of the dimensions specified on the plans submitted for this application, however, these inconsistencies are considered negligible and minor. These inconsistencies are not considered to have a significant impact on the three additional rooflights proposed. An example of these inconsistencies include the depth of the approved dormer; which is shown as 3200mm on drawing 02, but is showing as 3195mm on drawing 377/09.

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 200414 is as follows:

- Block Plan - 56 Kenilworth Avenue
- Location Plan - 56 Kenilworth Avenue
- Calculation Report - Rear Extension and Loft Conversion - 56 Kenilworth Ave
- Proposed Ground Floor - 377/05
- Proposed First Floor - 377/06
- Proposed Second Floor - 377/07
- Proposed Roof Plan - 377/08
- Proposed Elevations - 377/09
- Proposed Floor Plans and Elevations - 02
- Proposed Foundation and Section - 03

- Details - 04
- Proposed Framing Plans - 05
- Steel Details - 06
- Proposed Drainage Layout - 07

Received on 15/09/2020

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 05/06/2020 under reference number 200414, 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.

It is noted that some drawings also include a rear dormer extension, which was approved under a separate Certificate of Lawfulness application on 25/08/2020 (Ref. 200920). The dormer extension was sought under a separate application, which is why it does not appear on the approved plans for original permission 200414. It is only additional rooflights sought in this application (as confirmed on the application form) and no rear dormer has been considered or approved as part of this application.