

DELEGATED APPLICATION REPORT

Address: 48A Eastern Avenue

Application No: 201321/NMA

Proposal: Non-material amendment to planning application 191124 for the reduction of the single storey rear extension, fenestration alterations and reinstatement of existing walls (amended)

Applicant: Mr and Mrs Maskell

Target Decision date: 19/10/20

Case officer: Connie Davis

1. Site Description and Surrounding Area

The application site is a two storey detached property on the western side of Eastern Avenue, on the corner with Junction Road. The property has a hipped roof with a catslide and front projecting gable. The property is finished with brick at ground and first floor level.

The site is located within the South Park Conservation Area. According to the Conservation Area Appraisal (2008) the area:

'...comprises an essentially mid to late Victorian and Edwardian suburb of Reading, mainly centered on Eastern Avenue and Hamilton Road, which run north-south between the main Wokingham Road (A329) east out of Reading to the north and to and across Crescent Road to the south...'

'Properties immediately surrounding the defined Conservation Area are of a similar mix in terms of age and architecture, particularly to the east and south, but streets of small terraced houses prevail to the west. The area is generally flat, which limits views into and out of the area.'

Although many properties within Eastern Avenue are specifically referred to within the appraisal, the application site is not.

2. The Proposal

The proposal comprises of the reduction of the approved single storey rear extension from a depth of 6m to a depth of 3.7m and reduce from a width of 8.3m to a width of 6.1m. As a result, some existing walls are to now be retained.

Numerous fenestration alterations are also proposed:

- The approved two first floor front facing windows are to be replaced with one larger one. A
- A window is to be removed on the first-floor southern elevation.
- A ground floor side door on the southern elevation is to be replaced with a window and the porch canopy removed. The ground floor window on this elevation is also to be repositioned
- The rear first floor window is to be replaced with a Juliet style window
- Ground floor rear French doors are to be replaced with a window
- A door is to be inserted on the western side elevation of the single storey rear extension

Public Consultation

i. Neighbour Consultation

No statutory requirement for any for this type of application.

3. Consultations

i. No statutory requirement for this type of application.

4. Plans Considered

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

Approved plans at time of application

B-2476 - 1 B - Proposed Plans and Elevations

Received 4th September 2019

B-2476 A - Existing Plans and Elevations

Received 6th September 2019

Proposed plans as part of this application

B-2476-1 D - Proposed Plans and Elevations

Received 21st September 2020

B-2476 B - Existing Plans and Elevations

Received 14th October 2020

5. Relevant Planning History

191124/HOU - Two storey side extension and single storey rear extension (amended description) - Application Permitted

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

- i. 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

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

9. Appraisal

In the context of the permitted scheme it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom or neighbour amenities. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context. The property is located on a corner plot and a good distance from neighbouring properties. As such, the changes to the fenestration arrangement are not considered to conflict with safeguarding neighbouring amenity policies.

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.

It is assumed that the original permission has been part implemented, given it was originally approved in September 2019 with a condition allowing 3 years for works to commence.

10. Conclusion

Overall, the proposed amendments are not considered to significantly harm impact the host dwelling, neighbouring properties or the overall street scene.

As a result, 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 & Reasons:

1. The drawings hereby approved as a Non-material Amendment to original planning permission 191124 are as follows:

Drawing No.

B-2476-1 D - Proposed Plans and Elevations

Received 21st September 2020

B-2476 B - Existing Plans and Elevations

Received 14th October 2020

Reason: To clarify which plans are approved.

Informatives:

1. This permission relates only to the non-material amendment sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 10/09/19 under reference number 191124 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.