

DELEGATED APPLICATION REPORT

Address: 78 Knights Way, Emmer Green, Reading, RG4 8RH
Application No: 200275/NMA
Proposal: Amendment to permission 191343 to change open porch at the front door, changes to enclose porch and alter the pitch of the rear dormer from gentle to flat pitch.
Applicant: Mr Mcgrath
Date received (valid from): 25/2/2020
Target Decision date: 24/03/2020
Case officer: James Schofield

1) The Proposal

A Non-Material Amendment is sought to planning permission 191343 for the following change:

- Minor design changes to the design of the proposed porch.
- Change to pitch of rear dormer; gentle pitch to flat.

As detailed on drawing numbers:

Drawing No: MCGRATH-0919-01 Proposed Ground Floor Plan

Drawing No: MCGRATH-0919-04 Proposed Elevations

Drawing No: MCGRATH-0919-11 Section B-B

Received 21st February 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? **YES, however the increase in the size of the porch is non-material due to the nominal changes to the size and design.**
- if the amendment locates any part of the development closer to a neighbour? **YES, however the nominal increase in proximity is considered non-material due to the small increase and limited capacity to affect neighbouring sites.**
- 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?
N/A
- Any additional condition sought would impact on the amenity of neighbours?
N/A

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

Condition removed:

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. P-PL-001 Proposed Block Site Plan

Drawing No. P-PL-010 Proposed Ground Floor

Drawing No. P-PL-011 Proposed First Floor

Drawing No. P-PL-012 Proposed Loft Plan

Drawing No. P-PL-013 Proposed Roof Plan

As received 15 August 2019

Drawing No. P-EL-010 Revision F2 Proposed Elevations

As received 9 October 2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

Additional condition:

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. P-PL-001 Proposed Block Site Plan

Drawing No. P-PL-011 Proposed First Floor

Drawing No. P-PL-012 Proposed Loft Plan

Drawing No. P-PL-013 Proposed Roof Plan

As received 15 August 2019

Drawing No: MCGRATH-0919-01 Proposed Ground Floor Plan

Drawing No: MCGRATH-0919-04 Proposed Elevations

Drawing No: MCGRATH-0919-11 Section B-B

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Reason: because permission is granted in respect of the development as detailed in the approved plans only.

None applicable

Informatives:

1. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.