

DELEGATED APPLICATION REPORT

Address: Land adj to 94 George Street, Reading

Application No: 201303/NMA

Proposal: Non-Material Amendment to planning application 180798 for the relocation of front dormers, alteration of proposed dormer materials and reduction in the extent of staggered brickwork to front elevation (amended)

Agent: Saunders Architects

Agreed Target Decision date: 13/11/20

Case officer: Connie Davis

1. Site Description and Surrounding Area

The application site comprises a triangular plot of land, which is vacant and overgrown in nature, located at the northern end of George Street. Based on information included within the submission it is understood that two properties were demolished at the site in the 1990s, although there is no planning application history at the site. To the north of the site is an access route to the allotments found to the west. Beyond this is the embankment to the railway line / sidings / depot. To the east is Victoria Park and playground, while to the south is a terrace of residential properties on the west side of George Street, with further terraced properties beyond at Cambridge Street and Great Knollys Street. The site is within an air quality management area, but is not located within a conservation area and is also marginally outside of flood zone 2 and a green link.

The original application was approved for the erection of a two-storey (and roofspace accommodation) building comprising 4 (2x1 & 2x2-bed) residential units (Class C3) with associated bin and cycle storage, landscaping and associated works. The application was approved by the Planning Applications Committee.

2. The Proposal

Non-material amendments to planning permission 180798 (granted on 09/05/2019) Are sought for the relocation of front dormers, alteration of proposed dormer materials and reduction in the extent of staggered brickwork to front elevation.

The three front dormers are to be relocated further southwards at second floor level to more central positions on the front elevation. It is also proposed to remove the staggered brickwork to the dormers and cloak with a smooth brickwork. The staggered brickwork is proposed to stop a few courses below eaves to ensure that there is a flat surface to run the eaves into too but also frame the larger extent of brickwork.

The cheeks of the dormers are also to be shown in brickwork rather than in materials similar to the roof and quoins.

3. Internal Consultations

No internal consultees were consulted on this application.

that the remediation has been carried out as per the agreed strategy.

4. Councillor / Public Consultation

Councillor Consultation

Following changes to the scheme of delegation (approved at Policy Committee on 27/04/2020, in light of the on-going coronavirus pandemic) the Chair & Vice Chair of the Planning Application Committee and Ward Councillors are no longer required to be notified or consulted on the application.

Neighbour Consultation

None required for this type of application.

Site Notice

Not required for this type of application.

5. Plans / Documents Considered

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

Approved plans at time of original application

7870_PL_002 - Proposed Site Plan, as received 15/05/18
7870_PL_003 Rev A - Proposed Ground Floor Plan, as received 19/06/18
7870_PL_004 Rev A - Proposed First and Second Floor Plans, as received 19/06/18
7870_PL_005 Rev A - Proposed Street Elevation, as received 19/06/18
7870_PL_006 Rev A - Proposed Rear and Side Elevations, as received 19/06/18
7870_PL_007 - Proposed Front/East Elevation, as received 19/06/18
7870_PL_008 - Section A-A and B-B, as received 19/06/18
7870_PL_009 - Section C-C, as received 19/06/18
7870_PL_010 - Proposed Rear Elevation with Private Garden Boundary, as received 19/06/18
7870_PL_011 - Boundary Treatment Plan, as received 19/06/18

Proposed plans submitted as part of this application

7917_P102 - Proposed Site Plan
7917_P103 - Proposed Ground Floor Plan
7917_P104 - Proposed First and Second Floor Plans
7917_P105 - Proposed Street Scene
7917_P106 - Proposed Rear and Side Elevations
7917_P107 - Proposed Front Elevation
7917_P108 - Proposed Sections AA & BB
7917_P109 - Proposed Section CC

Received 6th November 2020

6. Relevant Planning History

200641 - Non-material amendments to permission 180798 (granted on 09/05/2019) to alter the wording of condition 12 (approval of remediation validation report prior to first occupation, rather than prior to construction) - Non-material amendment agreed 28/05/20.

180798 - Erection of a two-storey (and roofspace accommodation) building comprising 4 (2x1 & 2x2-bed) residential units (Class C3) with associated bin and cycle storage, landscaping and associated works. Granted following completion of legal agreement 09/05/2019.

200430 - Discharge of conditions 10 & 11 (contaminated land) of planning permission 180798. Conditions discharged 30/04/2020.

200526 - Discharge of condition 4 (Construction Method Statement) of planning permission 180798 - Condition discharged 16/06/20.

200606 - Discharge of condition 16 (landscaping) of planning permission 180798 - Condition discharged 03/08/20.

200617 - Discharge of condition 3 (materials) of planning permission 180798 - Condition discharged 06/05/2020.

7. 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.

8. 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."*

9. Relevant Policies

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

10. 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. It is not considered that the proposed alterations would harm future occupiers of the dwellings, neighbouring amenity or the street scene generally.

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 May 2019 with a condition allowing 3 years for works to commence.

11. Conclusion

Overall, the proposed amendments are not considered to significantly harm the future occupiers of the dwellings, 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 180798 are as follows:

Drawing No.

- 7917_P102 - Proposed Site Plan
- 7917_P103 - Proposed Ground Floor Plan
- 7917_P104 - Proposed First and Second Floor Plans
- 7917_P105 - Proposed Street Scene
- 7917_P106 - Proposed Rear and Side Elevations
- 7917_P107 - Proposed Front Elevation

7917_P108 - Proposed Sections AA & BB

7917_P109 - Proposed Section CC

Received 6th November 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 09/05/19 under reference number 180798 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 an agreed timeframe.