

DELEGATED APPLICATION REPORT

Address: 44 Coniston Drive, Reading, RG30 6XS

Application No: 201326/NMA

Proposal: Non-Material Amendment to permitted application 201380 - Removal of fixed glazed gable above rear patio doors. Addition of fire escape window (front elevation of side extension). Render external finish.

Applicant: Mr & Mrs Coulter

Date received (valid from): 19/02/2021

Target Decision date: 19/03/2021

Case officer: David Brett

Site Description and Surrounding Area

The proposal site a two-storey semi-detached dwelling located on Coniston Drive. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings. 44 Coniston Drive is located within a Biodiversity Opportunity Area.

The Proposal

The proposed non-material amendment to application 201380 seeks to remove the fixed glazed gable proposed above the approved rear patio doors. A fire escape window is also proposed to the front elevation of the side extension. The application form also states that the proposed extensions are to be rendered throughout. Under application 201380, the rear extension was to be masonry rendered, while the side extension consisted of red face brickwork. A rooflight light serving the proposed home office has also been removed, as natural light to the office is now served by the proposed window to the front elevation of the side extension.

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 201380

- Proposed Plans & Elevations - PL-002

Received on 04/10/2020

Proposed plans as part of this application

- ~~Proposed Plans & Elevations - PL-002A~~

Received on 27/02/2021

- ~~Proposed Plans & Elevations - PL-002B~~

Received on 24/03/2021 - Plan amended to remove Fire Safety layer.

- Proposed Plans & Elevations - PL-002B

Received on 25/03/2021

Relevant Planning History

201380 - Demolition of existing single storey rear extension and side lean-to. Erection of new side and rear single storey extension. - Application Permitted on 26/11/2020

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

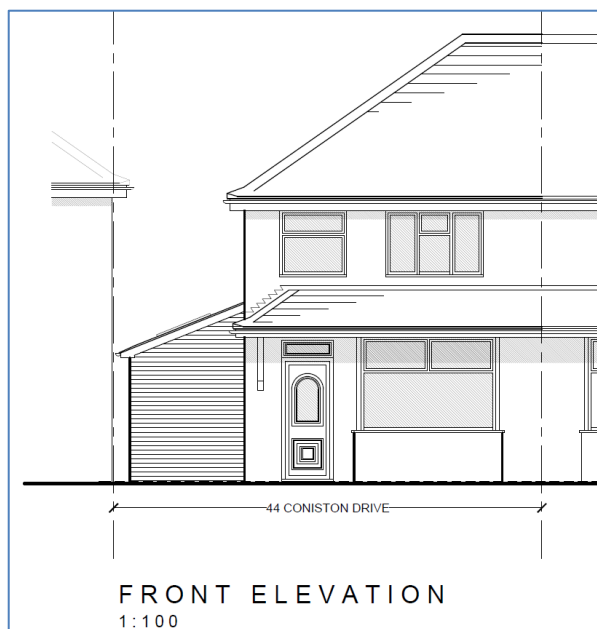


Fig 1. Approved front elevation (application 201380)

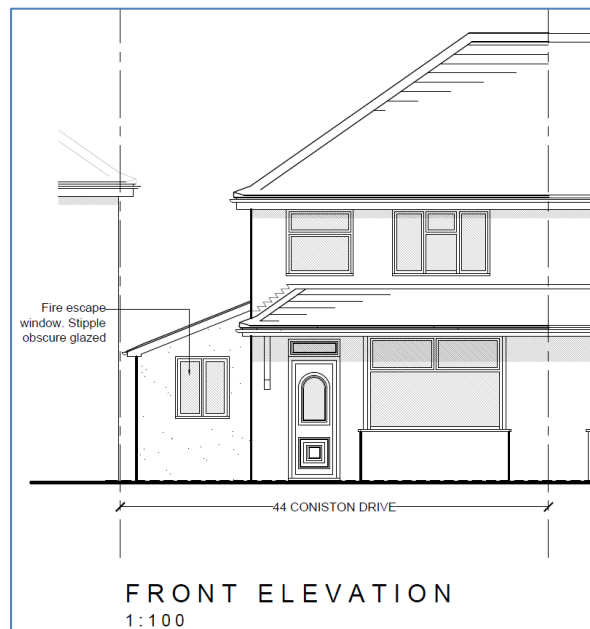


Fig 2. Proposed front elevation (210326)

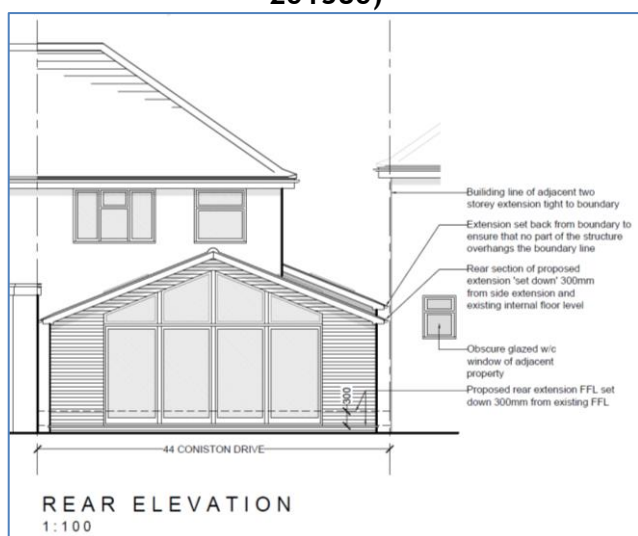


Fig 3. Approved rear elevation (application 201380)

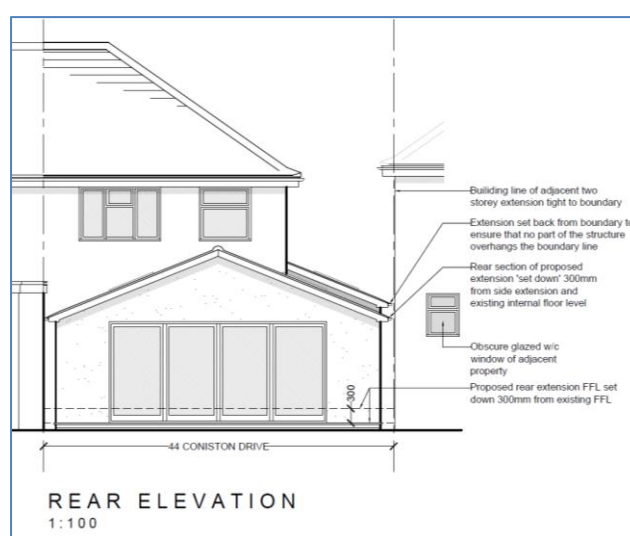


Fig 4. Proposed rear elevation (210326)

The proposed non-material amendment to application 201380 seeks to remove the fixed glazed gable proposed above the approved rear patio doors. A window is proposed to the front elevation of the side extension. The application form also states that the proposed extensions are to be rendered throughout. Under application 201380, the rear extension was to be masonry rendered, while the side extension consisted of red face brickwork. A rooflight light serving the proposed home office has also been removed, as natural light to the office is now served by the proposed window to the front elevation of the side extension. The proposed window to the front elevation of the side extension also serves as a fire escape.

In terms of appearance, the alterations proposed within this non-material amendment application are considered very minor in scale and not drastically alter the character and appearance of the proposed

development as approved under application 201380. The proposed alterations are not considered to materially alter the approved plans under application 201380 to the point that there may be planning concerns, such as harm to neighbouring amenity. While a change in materials is proposed, from red face brickwork to the side extension to rendered throughout (including rear extension), this is not considered in this specific instance to harmfully alter the appearance of the proposed extensions or harm the character and appearance of the existing dwelling. No change has been proposed with regards to the size and scale of the proposed extensions approved under application 201380.

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 201380 is as follows:

- Proposed Plans & Elevations - PL-002B

Received on 25/03/2021

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 26/11/2020 under reference number 201380, 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.