

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 191635
Application type: Non Material Amendment

Applicant: Mr Rahman Francis

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-Material Amendment to permitted application 170727 - Addition of one obscured glazing window on the first floor side elevation to serve the en-suite of the Bed 2. Addition of 4 velux rooflights with an opening higher than 1700mm from FFL to serve the loft space. 2No. are located in the front elevation and 2No. in the side elevation.

At: 3 St Ronans Road Reading RG30 2QE

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 29/11/2019



BCN

Head of Planning, Development
& Regulatory Services

Application At: 3 St Ronans Road Reading RG30 2QE

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CONDITIONS & REASONS

1) After due consideration and in accordance with Section 96a of the Town and Country Planning Act 1990 (amended by the Planning Act 2008), the following amendments are not considered to materially alter the approved development:

- 1) One additional obscured glazing window on the first floor side elevation to serve the en-suite of the second bedroom and;
- 2) Four additional velux roof lights; two in the front elevation and two in the side elevation.

As detailed on drawing numbers:

Proposed Floor Plans - Drawing no: PL-06 Rev B

Proposed Elevations - Drawing no: PL-07 Rev B

Received 9th October 2019

Therefore this Non-material Amendment to substantive planning permission 170727 granted on 14/09/17 is APPROVED subject to the same original terms and conditions, together with any other amended, removed or additional conditions deemed appropriate as listed below. Any other notices issued under section 96a relating to this development should be read in conjunction.

13) Additional Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed window for the first-floor side elevation serving the en-suite bathroom shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

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REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

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.

Date: 29/11/2019



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