

DELEGATED APPLICATION REPORT

Address: 29 Matlock Road, Caversham, Reading, RG4 7BP

Application No: 192010/NMA

Proposal: A Non-Material Amendment is sought to planning permission 190642 for the following changes: Addition of window to front elevation on first floor to match window on ground floor.

Applicant: Miss E Hamilton

Date received (valid from): 19/12/2019

Target Decision date: 16/01/2020 - extended at applicant's permission to allow for neighbour consultation.

Case officer: David Brett

1. Site Description and Surrounding Area

The application site is located on Matlock Road, Caversham, a predominantly residential street consisting of largely semi-detached dwellings with varying building styles. Several of the properties on Matlock Road have been modified with single and two-storey side extensions.

2. The Proposal

Non-material amendments to planning permission 190642 granted on 12th June 2019 are proposed. More specifically, these proposals seek to add a window to the front elevation of the extension on the first floor.

3. Public Consultation

No statutory requirement for any for this type of application. However, neighbours have been consulted on this proposal.

4. Consultations

The following neighbours were consulted on this application (consultation deadline 23/01/2020)

- 27 Matlock Road - No response at date of decision notice issued.
- 31 Matlock Road - No response at date of decision notice issued.
- 11 Ilkey Road - No response at date of decision notice issued.

5. Plans Considered

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

Approved plans at time of application 190642 (drawings received on 17th April 2019)

- Drawing No: 01 K - Layout Plans & Elevations

Proposed plans as part of this application (drawings received on 19th December 2019)

- Drawing No: 01 M - Layout Plans & Elevations

6. Relevant Planning History

None

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

Alterations presented in this application represent a minor change to the exterior of the first-floor of the two-storey side extension, with the addition of a window to the front elevation of the side extension. The applicant has stated that the window is desired to allow for more light in to the first-floor of the side extension and would increase the symmetry to the front elevation of the dwelling.

Materials that match the existing dwelling will need to be used in order to achieve a symmetrical look that does not detrimentally impact the character and appearance of the dwelling. Condition 2 set out the decision notice for proposal 190642 also refers to the use of matching materials so that the development is in keeping with the existing dwelling, this condition is also bound to proposal 192010. There is no impact to neighbouring properties in terms of overlooking, as the proposed window is situated at the front elevation.

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.

11. 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

1. The drawing hereby approved as Non-material Amendments to original planning permission 190642, are as follows:

Drawings received on 19th December 2019 as part of application 192010

- Drawing No: 01 M - Layout Plans & Elevations

Reason: To clarify which plans have been approved.

Informatives:

1. 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 17/04/2019 under reference number 190642, 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.