

DELEGATED APPLICATION REPORT

Address: 3 St Ronans Road
Application No: 191635/NMA
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.
Applicant: Mr Rahman Francis
Date received (valid from): 9/10/19
Target Decision date: 28/11/19
Case officer: James Schofield

1) The Proposal

A Non-Material Amendment is sought to planning permission 170727 for the following changes:

- 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

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 are 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? **NO**
- if the amendment locates any part of the development closer to a neighbour? **NO**

- if the amendment changes windows in any elevation facing a neighbour which increases overlooking in any way? **NO subject to a condition retaining obscure glazing**
- 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? **NO**

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

Additional condition:

13. 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.

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.