

DELEGATED APPLICATION REPORT

Address: 153 Hemdean Road, Caversham, RG4 7QU

Application No: 182199/NMA

Proposal: Non-material amendment to planning permission 160959 for changes to approved plans

Applicant: Mr. M. Chamberlain

Date received (valid from): 14/12/2018

Target Decision date: 11/01/2010

Case officer: Anthony Scholes

1. Site Description and Surrounding Area

The application site is located on the Hemdean Road in Caversham and is bounded to the east by the Balmore Park and to the west by Hemdean Road. Caversham Primary School is directly opposite the site frontage in Hemdean Road. To the north and south the site is adjoined by detached residential dwellings. The street scene in Hemdean Road is characterised by Victorian houses and 1930's semi-detached dwellings.

The site is currently occupied by a detached bungalow. The topography of the site has a steep gradient which slopes upwards to the north and the footprint of the existing dwelling is some 6m higher than the level of the road with a further rise beyond within the rear garden.

2. The Proposal

Non-material amendments to planning permission 160959 granted on 4 January 2018 are proposed. More specifically, these seek to amend the approved plans to incorporate thicker walls to align the approved plans with the building plans. The changes result in the dwellings being the same distance apart, although moving the dwellings slightly closer to the boundaries of the north and south of the site, with the biggest change resulting in unit one being 300mm closer to the property at 151 Hemdean Road.

3. Public Consultation

No statutory requirement for any for this type of application.

4. Consultations

No statutory requirement for this type of application.

5. Plans Considered

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

Approved plans at time of application 160959

1976_PLN_001 REV B Location Plan

1976_PLN_010 REV B Existing Site & Landscape Plan

1976_PLN_020 REV B Existing Floor Plans & Elevations

1976_PLN_040 REV B Contextual Site Section (Existing Section XX & YY)

Received 18th January 2016

1976_PLN_100 REV D Proposed Site & Landscape Plan
1976_PLN_210 REV D Proposed Floor Plans & Elevations (Unit One & Two)
1976_PLN_220 REV B Proposed Floor Plan & Elevations (Unit Three)
1976_PLN_400 REV D Contextual Site Section (Proposed Section XX & YY)
1976_PLN_450 REV A Contextual Site Section (Section A-A)
Received 18th July 2016

1976_PLN_110 REV A Proposed Site & Landscape Plan Vehicle Movements
Received 3rd August 2016

Proposed plans as part of this application

Drawing No: 1976_PLN_100 - Proposed site and landscape plan - Revision G
Drawing No: 1976_PLN_210 - Proposed floor plans & elevations unit one and two - Revision F
Drawing No: 1976_PLN_220 - Proposed floor plans and elevations unit three - Revision D
Drawing No: 1976_PLN_400 - Contextual site section proposed section XX and YY - Revision G
Drawing No: 1976_PLN_450 - Contextual site section A - A - Revision C

As received 14 December 2018

6. Relevant Planning History

160959, Demolition of existing dwelling and construction of 3 no. detached dwellings, 2x 4-bedroom and 1x 3-bedroom. Resubmission of 160088 APPROVED 4 January 2018

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 that seek to amend the proposed plans with an increase in width of the walls, minor changes to the unit's eastern elevations, and alternate design on a number of windows would not have a material impact on the overall design. This is primarily owing to the context of the

approved scheme; and the proposed changes being of a relatively minor scale and nature in this context.

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 160959, are as follows:

Drawing No: 1976_PLN_001 REV B - Location Plan

Drawing No: 1976_PLN_010 REV B - Existing Site & Landscape Plan

Drawing No: 1976_PLN_020 REV B - Existing Floor Plans & Elevations

Drawing No: 1976_PLN_040 REV B - Contextual Site Section (Existing Section XX & YY)

As received 18th January 2016

Drawing No: 1976_PLN_110 REV A - Proposed Site & Landscape Plan Vehicle Movements

As received 3rd August 2016

Drawing No: 1976_PLN_100 REV G - Proposed site and landscape plan

Drawing No: 1976_PLN_210 REV F - Proposed floor plans & elevations unit one and two

Drawing No: 1976_PLN_220 REV D - Proposed floor plans and elevations unit three

Drawing No: 1976_PLN_400 REV G - Contextual site section proposed section XX and YY

Drawing No: 1976_PLN_450 REV C - Contextual site section A - A

As received 14 December 2018

Reason: To clarify which plans are 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 4/1/2018 under reference number 160959, 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.