

**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: Hywel James
Nexus Planning
Floor 5
Thames Tower
Reading
RG1 1LX

h.james@nexusplanning.co.uk

Application No: 191259

Application type: Non Material Amendment

Applicant: Reading Heights Ltd

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: Application for a non-material amendment to planning permission ref. 180909 (One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping) to amend the wording of conditions 11 (hard & soft landscaping), 13 (vehicle parking), 14 (cycle parking) and 31 (boundary treatments)

At: Clarendon House 59-75 Queens Road Reading Berkshire RG1 4BG

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: 24 October 2019



Head of Planning, Development
& Regulatory Services

Application At: Clarendon House 59-75 Queens Road Reading Berkshire RG1 4BG

Application No: 191259

Application type: Non Material Amendment

CONDITIONS & REASONS

1. The proposed amendments to the wording of conditions 11 (hard & soft landscaping), 13 (vehicle parking), 14 (cycle parking) and 31 (boundary treatments) are considered acceptable non-material amendments to planning permission 180909.

Condition no. 11 is amended as follows:

11. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans (ref. drawing no's 1582-LS pages 01, 02, 03, 04, 05, 06 and 07 dated 18th September 2018 and received by the Local Planning Authority on 10th September 2018) and approved planting specification, or any subsequent landscaping plans and planting specifications which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

Condition no. 13 is amended as follows:

13. The development hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the approved plan ref. 22-01 rev 03 - Proposed Ground Floor Layout received by the Local Planning Authority on 10th September 2018, or any subsequent parking layout plans which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the

Date: 24 October 2019



Head of Planning, Development
& Regulatory Services

development. The vehicle parking spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 & CS24 and Policy DM12

Condition no. 14 is amended as follows:

14. The development hereby permitted shall not be occupied until the bicycle parking facility has been provided in accordance with the approved plans ref. 22-01 rev 03 - Proposed Ground Floor Layout and 34-03 - Proposed Cycle Storage received by the Local Planning Authority on 10th September 2018, or any subsequent bicycle parking layout plans (to provide at least 48 bicycle parking spaces) which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The bicycle parking facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

Condition no. 31 is amended as follows:

31. Prior to first occupation of the development hereby permitted full details of all boundary treatments, including gates, shall be submitted to and approved in writing by the local planning authority. The boundary treatments shall also have been provided on site in full in accordance with the approved details prior to the first occupation of the development and these shall be retained as approved thereafter.

Reason: In the interests of the character of the area, and the privacy and security of future occupiers. In accordance with Policies CS7 and DM4

INFORMATIVES

Date: 24 October 2019



Head of Planning, Development
& Regulatory Services

1. 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.
2. This decision relates only to the referenced changes to the conditions. Furthermore it shall only be read in the context of the planning permission 180909 and is bound by all the conditions and obligations 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.

Date: 24 October 2019



Head of Planning, Development
& Regulatory Services