

DELEGATED APPLICATION REPORT

Address: 44 Hunters Chase, Caversham

Application No: 190817/NMA

Proposal: Non-material amendment to planning consent 190258 for the removal of a ground floor rear window and increasing the width of the rear bifolding doors by 0.6m.

Applicant: Mr Mark Freeman

Date received (valid from): 20/05/19

Target Decision date: 17/06/19

Case officer: Connie Davis

1. Site Description and Surrounding Area

The application site is a two storey detached property located on the southern side of Hunters Chase. The property is located on a slope which then increases in steepness within the rear garden.

The surrounding area is residential where properties have a similar design.

The application site is not listed, nor within a conservation area.

2. The Proposal

Non-material amendments to planning permission 190258 granted on 11/04/19 are proposed. More specifically, this involves the removal of a ground floor rear facing window and extending the rear bi-folding doors so they extend a width of 6m. The previously approved bi-folding doors measured a width of 5.4m.

Public Consultation

- i. Neighbour Consultation
No statutory requirement for any for this type of application.

3. Consultations

- i. No statutory requirement for this type of application.

4. Plans Considered

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

Approved plans at time of application

Location Plan

AZ-2024-D005 - Proposed Ground Floor Plan

AZ-2024-D006 - Proposed Partial First Floor Plan

AZ-2024-D007 - Proposed Elevations

AZ-2024-D008 - Proposed Typical Section

Received 14th February 2019.

Proposed Block Plan Revision A

Received 4th April 2019.

Proposed plans as part of this application

Drawing No.

AZ-2024-D007 Rev A

AZ-2024-D005 Rev A

Received 20th May 2019.

5. Relevant Planning History

6. 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.

7. Relevant Planning Guidance

- i. 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."*

8. Relevant Policies

- i. The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

9. Appraisal

In the context of the permitted scheme it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom or neighbour amenities. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with 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.

It is assumed that the original permission has been part implemented, given it was originally approved in April 2019 with a condition allowing 3 years for works to commence.

10. Conclusion

Overall, the proposed amendments are not considered to significantly harm impact the host dwelling, neighbouring properties or the overall street scene.

As a result, 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

Conditions & Reasons:

1. The drawings hereby approved as a Non-material Amendment to original planning permission 190258 are as follows:

Drawing No.

AZ-2024-D007 Rev A

AZ-2024-D005 Rev A

Received 20th May 2019.

Reason: To clarify which plans are approved.

Informatives:

1. This permission relates only to the non-material amendment sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 11/04/2019 under reference number 190258, 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.