

DELEGATED APPLICATION REPORT

Address: 37 Richmond Road, Caversham, RG4 7PR

Application No: 182118/NMA

Proposal: Non-Material Amendments to planning permission 150753, as allowed on appeal (Ref: APP/E0345/W/15/3132391) on 29/02/16, including elevational changes, dormer window design change, timber cladding and grey brick to be used in place of buff brick and red brick.

Applicant: Mr. J. Hayward

Date received (valid from): 3/12/2018

Target Decision date: 31/12/2018

Case officer: Anthony Scholes

1. Site Description and Surrounding Area

The application site (area 0.18ha) is formed of the existing residential plot of No 37 Richmond Road, containing a bungalow (with an attic storey providing first floor accommodation) at present, set to rear of the individual dwellings that form the Richmond Road frontage. The application site also encompasses the shared access to the proposed dwellings, via the existing vehicular shared driveway to No 35 and No 37 Richmond Road.

The application site, due to its location to the rear of existing properties, is bounded directly by the residential dwellings at 33-45 (odd) Richmond Road, 114-120 (even) Woodcote Road and 10 Woodford Close. The immediate context is of large bungalows in deep plots. The residential area surrounding the site is characterised by the single storey bungalows fronting onto Richmond Road; standard two storey dwellings (circa 1970s) on Woodford Close to the west, smaller two-storey dwellings in reduced sized plots on Atterbury Gardens and relatively large two-storey dwellings within deep plots located fronting onto Richmond Road and Woodcote Road.

The application site includes four trees which are subject to Tree Preservation Orders (TPO 25/00), located close to the boundaries of No. 39 and 43 Richmond Road, 114 Woodcote Road and 10 Woodford Close. The south-west half of the site is also within an air quality management area.

2. The Proposal

Non-Material Amendment to planning permission 150753, as allowed on appeal (Ref: APP/E0345/W/15/3132391) on 29/02/16. The changes include a minor change from a dormer window to a gable end window, and alterations to the approved cladding from buff brick and red brick to timber cladding and grey brick.

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 161361/APC

Drawing No: 05-10 Rev P2 - Plot 1 Elevations, as received 19/10/16

Drawing No: 05-11 Rev P2 - Plot 2 Elevations, as received 19/10/16

Proposed plans as part of this application

Drawing No: 05-10 Rev P3 - Plot 1 Elevations, as received 03/12/18

Drawing No: 05-11 Rev P3 - Plot 2 Elevations, as received 03/12/18

6. Relevant Planning History

150753, as allowed on appeal (Ref: APP/E0345/W/15/3132391) on 29/02/16 - Demolition of existing 4 bed bungalow and replacement with 2x5 bed properties, including highways and landscaping. re-submission of refused application 14/1660

161361/APC - Discharge of conditions 3 (materials), 4 (elevation plans), 5 (finished levels), 6 (construction method statement), 8 (landscaping) and 11 (refuse and recycling) of planning permission 150753, as allowed on appeal (Ref: APP/E0345/W/15/3132391) on 9/02/16.

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 materials, and minor change from a dormer window to a gable roof section, will have any material impact on the overall design or neighbour amenities. This is primarily owing to the context of the approved scheme; the back garden location; 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 150753, as allowed on appeal (Ref: APP/E0345/W/15/3132391) are as follows:

Drawing No: 05-10 Rev P3 - Plot 1 Elevations, as received 03/12/18

Drawing No: 05-11 Rev P3 - Plot 2 Elevations, as received 03/12/18

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 under reference number 150753, as allowed on appeal (Ref: APP/E0345/W/15/3132391) on 29/02/16, 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.