

DELEGATED APPLICATION REPORT

Address: 17 Blagrove Street, Reading, RG1 1QB

Application No: 182135/NMA

Proposal: Non-material amendment to planning permission 181457 for clear glazing in lieu of opaque glazing to ground floor front elevation railing

Applicant: Mr. J. Hallett

Date received (valid from): 5/12/2018

Target Decision date: 31/12/2018

Case officer: Anthony Scholes

1. Site Description and Surrounding Area

The development site is located within the Reading Town Centre and currently operates as an estate agents office. The proposed building is not listed; however it is located within the Market Place/ London Street conservation area.

2. The Proposal

Non-material amendments to planning permission 181457 granted on 1 November 2018 are proposed. More specifically, these seek to replace the approved frosted glass backing with clear glazing to be in front of balustrades in lieu of being behind it.

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 181457

Drawing No: 5001 - Elevations

As received 10 September 2018

Proposed plans as part of this application

Drawing No: 5001 - Elevations - Revision D

As received 5 December 2018

6. Relevant Planning History

181457, Replacement of exterior balustrading. APPROVED 1/11/2018

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 glazing and the positioning of it in relation to the proposed balustrades will have any 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 181457, are as follows:

Drawing No: 5001 - Elevations - Revision D, as received 5 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 1/11/2018 under reference number 181457, 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.