

**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: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 180780
Application type: Non Material Amendment

Applicant: Irongate Property Management Ltd

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** a non-material amendment to the planning permission referred to below.

Proposal: Non Material Amendment to condition 14 to change block paving areas to tarmac (planning permission 12/00921/FUL - APP/E0345/A/13/2191774)

At: 16 Armour Road Tilehurst Reading RG31 6HN

For such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 9th July 2018



Head of Planning, Development
& Regulatory Services

Application At: 16 Armour Road Tilehurst Reading RG31 6HN

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REASONS FOR REFUSAL

The applicant has not provided hard landscaping in accordance with the approved drawings, in breach of condition 14, with porous tarmac used at the front instead of block paving. This application seeks to change condition 14 to remedy the breach.

The development as completed is an attractive building with attention to detail in terms of external materials and features but is marred by the utilitarian appearance of the forecourt.

It is for this reason that officers consider that the proposed amended hard landscaping proposal is not acceptable and this application to use permeable tarmac instead of block paving, as shown on drawing 8205 L1 B Revised 5-6-18, is therefore refused.

INFORMATIVES

There is no right of appeal against this refusal of an NMA application.

Date: 9th July 2018



Head of Planning, Development
& Regulatory Services