

**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: Westbury Garden Rooms Limited
46-52 Cutlers Road
Saltcoates Ind. Estate
South Woodham Ferrers
CM3 5XJ

Application No: 181255
Application type: Non Material Amendment

Applicant: Mr & Mrs Goodwin

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

Proposal: Non material amendments to planning permission 180444 (Alterations and extensions to dwelling to include 1 & 1/2 storey side extension, single storey rear extension and detached garage to replace existing garage) to alter the size and design of the single storey rear extension - including replacing an approved skylight with a roof lantern - and omission of two windows and one skylight serving the gym/office on the side/rear elevation.

At: 19 Grosvenor Road Caversham Reading RG4 5EJ

For such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

SFB



Date: 15 August 2018

Head of Planning, Development
& Regulatory Services



Reading
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Application At: 19 Grosvenor Road Caversham Reading RG4 5EJ

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REASONS FOR REFUSAL

1. The proposed alterations to the approved ground floor rear extension, owing to the changes in size and different design idiom, are considered to go beyond the scope of a non-material amendment to planning permission 180444.

INFORMATIVES

1. The applicant is advised that had the omission of two windows and one skylight serving the approved gym/office room on the side/rear elevation been considered in isolation, these would have been considered non-material changes. However, split decisions cannot be issued in this type of application and, given the rear extension changes are not considered non-material, the entire proposals is resisted.

2. Given there is no right of appeal against the refusal of this non-material amendment decision, should the applicant continue to seek approval for the proposed changes then it is advised to submit either a minor material amendment application (to vary the wording / approved plans specified by condition 2 of permission 180444 under section 73 of the act) or submit a separate householder application solely for the elements now proposed. It is noted that householder application 181256 has been submitted. The issuing of this decision does not prejudice the consideration of separate application 181256.

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.

4. In reaching this decision the local planning authority has considered the following plans:

Approved plans at time of application 180444

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3349/201 Rev J Proposed ground floor plan
3349/203 Rev K Proposed elevations

Proposed plans as part of this application

6539-01 - Minor Amendment Plan and Elevations

Received 18th July 2018

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Head of Planning, Development
& Regulatory Services