

DELEGATED APPLICATION REPORT

Address: 85 Bedford Road, Reading

Application No: 180092/NMA

Proposal: Non-material amendments to planning permission 161767 (erection of 2 semi-detached two bedroom houses) to alter the kitchen/dining room windows/doors and internal alterations to form a third bedroom or study.

Applicant: Baltic Projects

Date received (valid from): 17/01/18

Target Decision date: 14/02/18

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

The application site comprises a single storey workshop, stores and staff facilities attached to the rear of a two storey end of terrace Victorian property (No. 85 Bedford Road) plus associated parking area. These buildings, erected as an extension to No. 85 in the 1960s/70s, have been used in association with the Hill's Rubber Company Ltd (established in 1888) for the manufacture of natural and synthetic rubber based products as a Class B1(c) light industrial use. The workshop processing mainly consists of feeding rubber sheets into lathes, mills and stamping machines to custom make rubber parts to order. Sales of the rubber parts take place from the adjacent shop in Bedford Road. Planning permission was granted (following the completion of a s106 legal agreement) in April 2017 for the demolition of the existing single storey factory extension and erection of 2 semi-detached two bedroom houses with associated parking fronting onto Great Knollys St.

The site falls within a predominantly residential area just outside of the RCCAP, off Chatham Street (A329) to the west of the Inner Distribution Road. Great Knollys Street, similar in appearance to other roads off Bedford Road, is characterised by its terraced rows of housing with some commercial properties at its eastern end adjoining the railway lines.

2. The Proposal

Non-material amendments to planning permission 161767 granted on 18/04/2017 are proposed. More specifically, these seek to alter the kitchen/dining room windows/doors and internal alterations to form a third bedroom or study at first floor level. The applicant states that this is to "improve the efficiency of the internal layouts and creating more marketable family homes".

3. Public Consultation

i. Neighbour Consultation

No statutory requirement for any for this type of application.

4. Consultations

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

5. Plans Considered

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

Approved plans at time of application 161767

15 468 PL10 Proposed Ground and First Floor Plans

15 468 PL11 Existing and Proposed North Street Scene, Elevations and Section received by the Local Planning Authority on 20th September 2016.

Proposed plans as part of this application

010 Proposed Ground Floor plans

011 Proposed First Floor plans

012 Proposed Elevations

As all received on 16/01/18

6. Relevant Planning History

161767 - Demolition of existing single storey factory extension and erection of 2 semi-detached two bedroom houses with associated parking. Granted following completion of s106 legal agreement 18/04/17.

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

- 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."*

9. Relevant Policies

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

10. Appraisal

- i. 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, neighbour amenities or quality of accommodation for future occupiers intentions. 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. The applicant has explained that the changes have come forward as a result of design development to improve the internal layout and marketability of the units, with the garden doors enabling more kitchen worktop space to be provided. Internal alterations (such as the first floor alterations to create a third bedroom or study, effectively in place of an en-suite and reconfiguration of the circulation space) do not in themselves require planning permission and therefore can be considered as non-material amendments (although noting that this will result in one room being served only by rooflights rather than standard windows).
- ii. 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 the 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

- i. 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 drawings hereby approved as Non-material Amendments to original planning permission 161767 are as follows:

010 Proposed Ground Floor plans
011 Proposed First Floor plans
012 Proposed Elevations

As all received on 16/01/18

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 on 18/04/2017 under reference number 161767, 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.