

**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: Roger Miles Planning Limited
Three Corner Park
Calstock
Cornwall
PL18 9RG

Application No: 161346
Application type: Non Material Amendment

Applicant: Berkeley Homes (Western) Ltd

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-material Amendment pursuant to permitted application 131633.

At: Phase 3C Kennet Island Development Site Reading RG2 0JH

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED



Date: 5 January 2017

Head of Planning, Development
& Regulatory Services

Application At: Phase 3C Kennet Island Development Site Reading RG2 0JH

Application No: 161346

Application type: Non Material Amendment

CONDITIONS & REASONS

1. Reading Borough Council, as local planning authority, APPROVE the details of the following reserved matters for Phase 3C of Kennet Island; Access; Appearance; Landscaping; Layout and Scale, and this permission relates only to the following plans and information:

As received by the local planning authority on 2nd November 2016

Soft Landscape Plans Sheet 1 of 4 B08043.44C

Soft Landscape Plans Sheet 2 of 4 B08043.45C

Soft Landscape Plans Sheet 3 of 4 B08043.46C

Soft Landscape Plans Sheet 4 of 4 B08043.47C

As received by the local planning authority on 19th July 2016:

Hard Landscape Plans Sheet 1 of 4 F328-EXWORKS.01

Hard Landscape Plans Sheet 2 of 4 F328-EXWORKS.02

Hard Landscape Plans Sheet 3 of 4 F328-EXWORKS.03

Hard Landscape Plans Sheet 4 of 4 F328-EXWORKS.04

As received by the local planning authority on 22nd February 2016:

- 1454RR 121 P1 - Ground, 1st & 2nd Floor Plans
- 1454 RR122P1 Block B32-43 - Elevations
- 1454 RR123 P1 Block D19-28 - Ground, 1st, 2nd & 3rd Floor Plans
- 1454 RR124 P1 Block D19-28 - Elevations
- 1454 RR127 P1 Block B12-20 - Ground, 1st & 2nd Floor Plans
- 1454 RR128 P1 Block B12-20 - Elevations
- 1454 RR125 P1 Block D36-44 Ground, 1st & 2nd Floor Plans
- 1454 RR126 P1 Block D36-44 - Elevations A
- 1454 RR131A P1 Affordable House - Plans and Elevations
- 1454 RR132 P1 3BC House - Plans and Elevations
- 1454 RR133 P1 4BC House - Plans and Elevations
- 1454 RR136 P1 3BHS House - Plans and Elevations
- 1454 RR136A P1 3BHS Affordable House - Plans and Elevations



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- 1454 RR137 P1 4BB Type 1 House - Plans and Elevations
- 1454 RR139 P1 3B2B House - Plans and Elevations
- 1454 RR140 P1 4B3B House - Plans and Elevations
- 1454 RR141A P1 4BG House - Plans and Elevations A
- 1454 RR161 P2 Block B Street Elevations
- 1454 RR162 P2 Block B&D Street Elevations
- 1454 RR163 P2 Block D Street Elevations
- 1454 RR152 P1 Block C - Block Plan Layout
- 1454 RR153 P3 Block C - Block Plan Layout
- 1454 RR156 P3 Block B and D Block Location Plan
- 1454 RR153 P3 Block B - Block Plan Layout
- 1454 RR154 P4 Block B&D - Block Plan Layout
- 1454 RR155 P4 Block D - Block Plan Layout

As received by the local planning authority on 20th February 2014:

- D2131 L. 401 Typical Tree Pit Details PL1

As received by the local planning authority on 7th March 2014

- 0948_phase3C_PL151 Site / Location Plan B
- 0948_phase3C_PL160 Block C Street Elevations A

As received by the local planning authority on 22nd November 2014

- 0948_phase3C_PL134 3BD3 House-Plans and Elevations

The aforementioned approved plans and information were submitted pursuant to the conditions imposed on outline planning permission (application no.12/00481/OUT) granted on 07th November 2012 and Reserved Matters approved under reference 131633; subject to any further amendment that may be subsequently approved by the local planning authority in writing following an application for such amendment.

Reason: to clarify which plans have been approved, as some plans and drawings were changed; and to indicate that the approved plans and drawings could subsequently be changed if an appropriate application were to be made to the local planning authority under the Town and Country Planning (General Development Procedure Order) 1995 (as amended) and approved.



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INFORMATIVES

1. This notice relates only to the changes to conditions 1 as above. It shall only be read in the context of the substantive outline planning permission granted on 07/11/2012 under reference number 12/00481/OUT, and is bound by all the conditions and obligations 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 time frames.



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