

DELEGATED APPLICATION REPORT

Address: 68 Peppard Road, Reading

Application No: 171098/NMA

Proposal: Non-material amendments to permission 162012 (granted on 29/12/2016) to alter the materials for the approved: first floor balustrade; ground floor rear side window; ground floor rear elevation above doors; and, to alter the ground floor external stair.

Applicant: Mr & Mrs Fenwik-Paul

Date received (valid from): 06/07/17

Target Decision date: 03/08/17

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

1.1 The application site comprises a detached house on the south-east side of Peppard Road, adjacent to the close to the path connecting Peppard Road to Chiltern Road. The surrounding area is predominantly residential in nature.

2. The Proposal

- i. Non-material amendments to planning permission 162012 granted on 29/12/2016 are proposed. More specifically, these seek to alter the materials for the approved first floor rear balustrade from glazing to metal; alter the size/style of the ground floor rear side window to form full height sliding doors; alter the material on ground floor rear elevation above the doors from an unspecified material on the approved plan to timber cladding already approved elsewhere on the rear elevation; and, to alter the position / orientation of the ground floor external stair leading to the rear amenity space.

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:

Plans to be superseded:

Proposed floor plans: PL005

Proposed first floor plans: PL006

Proposed Elevations: PL007

Plans as now proposed:

Proposed floor plans: PL005 Rev A

Proposed first floor plans: PL006 Rev A

Proposed Elevations: PL007 Rev A

6. Relevant Planning History

- i. 160641: Single storey rear extension & associated decking/steps following demolition of existing conservatory and decking. Granted 17/06/16.
- ii. 162012: Single storey rear extension. Amendment to approved application LPA Ref 160641. Granted 29/12/16.

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, transport & highway safety or landscaping 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 overall context. More specifically, the change in glazing / external stair configuration is not considered to materially impact on neighbouring occupiers, over and above the approved scheme. The design changes are not considered to fundamentally alter the design quality of the approved scheme.

- ii. An informative is recommended which states that this permission relates only to the changes highlighted on the plan. Furthermore, it shall only be read in the context of the substantive full permission, and is bound by all the conditions and obligations 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

12. Condition:

1. The drawings hereby approved as a Non-Material Amendment to planning permission 162012, as granted on 29/12/2016, are as follows:

Proposed floor plans: PL005 Rev A

Proposed first floor plans: PL006 Rev A

Proposed Elevations: PL007 Rev A

Reason: To clarify which plans are approved and in the interests of proper planning.

Informatives:

1. This permission relates only to the non-material amendments sought and described above and highlighted on the plans. Furthermore, it shall only be read in the context of the substantive planning permission granted on 29/12/2016 under reference number 162012, 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 timeframes.