

**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: Integrated Building Consultancy
Lynchgate House
32 The Broadway
Thatcham
RG19 3HX

Application No: 160758
Application type: Non Material Amendment

Applicant: Rivar 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 to planning permission 121834 (for the erection of 7 houses) to amend the wording of condition 4 following withdrawal of Code for Sustainable Homes

At: Land to the rear of 59-67 Armour Hill Tilehurst Reading

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: 26 May 2016

Head of Planning, Development
& Regulatory Services

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Application At: Land to the rear of 59-67 Armour Hill Tilehurst Reading

Application No: 160758

Application type: Non Material Amendment

CONDITIONS & REASONS

1. REPLACEMENT CONDITION 4:

Condition 4 of planning permission 12/01698/FUL (121834) granted following completion of a s106 Legal Agreement on 07/01/2014 is hereby amended to read as follows:

The development shall be carried out only in accordance with the Design Stage Water Efficiency Calculator and Post construction stage Water Efficiency Calculator documents, as received on 09/05/2016.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

INFORMATIVES

1. This permission relates only to the non-material amendment sought and described above and highlighted on the documents hereby approved. Furthermore it shall only be read in the context of the substantive planning permission granted on 07/01/2014 under reference number 12/01698/FUL (121834) and a previous non-material amendment granted on 01/10/2015 under reference 151374/NMA, and is bound by all the conditions and obligations attached to those permissions. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.



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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 the application under the non-material amendment procedure within the recommended timeframes. Furthermore, initial queries raised with the exact information provided and altered wording of the condition suggested were resolved prior to the registration of the application.



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