

**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: Grand alpha ltd
10 Chalky Lane
Dogmersfield
Hook
Rg27 8tg

Application No: 151045
Application type: Non Material Amendment

Applicant: Grand alpha 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 change to planning permission 12/00759/FUL (Civica Ref: 121253) for alterations to the access.

At: The Bird In Hand Ph 14 Lower Armour Road Tilehurst Reading RG31 6HH

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: 10 July 2015



SDV

Head of Planning, Development
& Regulatory Services

Application At: The Bird In Hand Ph 14 Lower Armour Road Tilehurst Reading RG31 6HH

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CONDITIONS & REASONS

1. Change to Condition 2

The plans hereby approved by the Non-Material Change hereby approved (under Section 96A of the Town and Country Planning Act 1990) are as follows: Drawing No: 01-27-06-15 Rev: v3 - Proposed Block Plan, received on 28th June 2015.

Reason: to clarify which plans are now also approved by this Non- Material Change.

2. Change to Condition 5

No dwelling shall be occupied until the vehicle parking spaces have been provided in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users.

LDF Sites and Detailed Policies Document Policy DM12 (Access, Traffic and Highway-Related Matters)

3. Change to Condition 6

The alterations to the access hereby approved must be completed within 3 months upon occupation of the dwellings approved under application 12/00759 (Civica Ref: 121253) in accordance with detailed design drawings to be submitted to and approved by the Local Planning Authority, and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12. Reason: In the interests of road safety.

INFORMATIVES

1. All other conditions relating to application 12/00759/FUL (Civica Ref: 121253) remain unchanged.



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2. Any works affecting the highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should be made aware that compliance with this document is mandatory and licences to work on the highway will only be issued if the requirements contained within it are met. A copy can be obtained at <http://www.reading.gov.uk/ltp/General.asp?id=SX9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

3. If the works affecting the highway are undertaken by Reading Borough's Council's own contractor (RBC Highways or approved contractor), the works can be undertaken without the requirement to submit detailed design drawings. If the works are undertaken by a private contractor, detailed design drawings should be submitted to and approved by the Local Planning Authority in compliance with requirements for work carried out within the public highway.

4. 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.



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