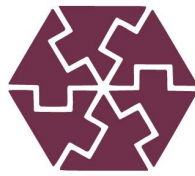


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	8
Suffix	
Property Name	
Address Line 1	Surley Row
Address Line 2	Emmer Green
Address Line 3	Reading
Town/city	Reading
Postcode	RG4 8LY

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
471744	175880

Description

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Boughton

Company Name

Address

Address line 1

8 Surley Row

Address line 2

Emmer Green

Address line 3

Town/City

Reading

County

Country

Postcode

RG4 8LY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Two windows to the rear (south west elevation) to be replaced with a single, smaller window to the rear and the second window added to the side away from number 19 (south east elevation) facing the access road. The proposed window on the south east elevation is 4.4 metres from the boundary (the boundary comprises traditional five foot solid timber fence panels with mature domestic planting including trees). The window gives symmetry with the pedestrian door and is over 9 meters from the nearest building, cannot be seen from the public highway and looks onto the access road for two further garages to the rear.

The two rear windows approved under drawing 1346.08A were each 1.050 x 0.910 metres, giving a total area of 1.9 square metres. The replacement windows are 0.671 x 0.807 metres (south west elevation) and 0.675 x 2.035 metres (south east elevation), also giving a total area of 1.9 square metres. There is no overall change in window area from that originally proposed by the architect (and approved by the council) so light levels within the garage should be similar.

Please state why you wish to make this amendment

The neighbours facing the north west elevation of the garage, number 19, bought their property following the planning approval of the replacement garage and during subsequent conversations made some comments that we would like to address. There are no windows or roof lights facing their property, however, to the rear of the garage there were two windows at right angles to their property. The owners of number 19 were concerned that it would be possible to see their garden and two side windows of their house from inside the garage. This garage is the nearest to the public highway of three garages in a strip along the side boundary of number 19.

The garage currently does not have electricity and is separated from the main house such that a new mains connection would be required from the road; this would be disruptive and expensive to put in. Daylight is therefore presently important for the safe and environmentally sound use of the garage.

Moving the windows gives light into the garage from two directions and the changed windows are further from other buildings. A planning query regarding changes to the rear windows was submitted to Reading Borough Council and a response was received from Joel Grist stating that these changes could most likely be achieved through a Non-Material Amendment.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

PROPOSED PLANS, ELEVATIONS & SECTIONS Dwg. No.: 1346.08 A

New plan/drawing numbers

PROPOSED PLANS, ELEVATIONS & SECTIONS Dwg. No.: 1346.08 A1

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre application Advice

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Telephone query with email response.

Date (must be pre-application submission)

18/07/2023

Details of the pre-application advice received

'Changes to the windows could likely be achieved through a Non-Material Amendment to the original permission however I [Joel Grist] would not be able to say for certain without benefit of full proposed plans.'

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Andrew Boughton

Date

06/05/2024