

**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: FDF Architecture
Petro House
Crazies Hill
Wargrave
RG10 8LT

Application No: 240667
Application type: Non Material Amendment

Applicant: Mrs Catherine Fielden

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: Minor amendment to site boundary (reduction in area) and condition 4 (approved plans) of planning permission 161507/OUT for the “Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking. Landscaping a reserved matter”.

At: 158 Dee Road Tilehurst Reading RG30 4BU

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 July 2024



Assistant Director of Planning, Transport and
Public Protection Services

Application At: 158 Dee Road Tilehurst Reading RG30 4BU

Application No: 240667

Application type: Non Material Amendment

CONDITIONS & REASONS

1. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Approved for application 161507

100.PL.1B Plans of Ground, First & Second Floors - end of terrace 4 bedroom houses

100.PL.4B Elevations - end of terrace 4 bedroom houses

100.PL5A Plans of Ground, First & Second Floors - corner 4 bedroom semi detached

100.EL6A Elevations - corner 4 bedroom semi detached

Received 12 July 2018

100.PL.2C Side, Garden & Water Road Elevations Proposed Group B 100.PL.3C Plans Ground, First and Second Floor 3 Bedroom Houses Group 1/4

Received 12 July 2018

100.EL.1E Composite Elevations Proposed sheet 1

100.EL.2E Composite Elevations Proposed sheet 2

Received 18 September 2017

240667 Approved plans

1035.500.1 Rev A Revised Site Location Plan

As received 23/05/2024

WR.100.CSD.20Q COORDINATED STORM & FOUL DRAINAGE LAYOUT WITH TREE & LANDSCAPE OVERLAY

As received 26/06/2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Date: 5 July 2024



Assistant Director of Planning, Transport and
Public Protection Services

INFORMATIVES

1. This notice relates only to the changes to condition 4 of the substantive planning permission (Ref: 161507). It shall be read in the context of the substantive planning permission 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 resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 5 July 2024



Assistant Director of Planning, Transport and
Public Protection Services