

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: PL/24/0878 Non-Material Amendment

Address: Whitley Wood Fire Station, 270 Whitley Wood Road, Reading, RG2 8FS

Proposal: Minor Amendment to condition 2 (Plans) of application 231841 for changes to windows on the front and side elevations.

Applicant: Royal Berkshire Fire and Rescue Service

Extended Target Decision date: 30/08/2024

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The proposal, submitted on behalf of Royal Berkshire Fire and Rescue Service, is Whitley Wood Fire Station, a specialist training facility and community asset located within Whitley Ward. The site is located on the eastern side of Basingstoke Road and at the junction of Whitley Wood Road and Vernon Crescent. Whitley Wood fire station comprises a number of buildings including an existing training building at the rear of the site, storage buildings with access onto Whitley Wood road for their specialist vehicles and fire engines, the fire station, a fire house structure at the front of the site for training, fuel and LPG tanks and a temporary porta cabin with offices that was situated on an area previously used for parking. . The existing training building and porta cabin offices are proposed to be demolished to be replaced with a larger training building at the rear of the site.

The site is in close proximity to the M4 motorway and the A33 Basingstoke Road. Buildings on site are not listed or located within a conservation area. It is in close proximity to an area designated as an Air Quality Management Area and in a flood zone 1.

2. PROPOSAL AND SUPPORTING INFORMATION

Minor Amendment to condition 2 (Plans) of application 231841 for changes to windows on the front and side elevations to ensure that the scheme is compliant with BREEAM requirements. The proposals seek to slightly enlarge the smallest first floor windows on the front and side elevations to increase the height of the windows by 205mm.

Planning History

231841 Demolition of the existing training centre and portacabin office on the site and its replacement with a new training building, relocation of existing fuel and LPG tanks together with associated development. Permitted 15/05/2024

Revision to Condition 2 proposed

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

Plans considered

5019750 RDG XX ST PL B 0100 Location plan

5019750 RDG XX ST PL B 0011 Proposed site plan

36087-PML-ZZ-DR-A-0003 Roof plan

1.0 Technical briefing note, flood risk assessment, ridge, 04/12/2023

W5464_rep_Whitley Wood Fire Station_01-12-23 Preliminary Ecological Appraisal, December 2023,

Windrushecolgy.com, 1 December 2023

As received 08/01/2024

JSL4925_750 Tree Survey Schedule, 20/07/2023

JSL 4925 701 Tree removal & Protection plan

BREEAM Pre assessment report, Ridge, 12 June 2023

As received 24/01/2024

Planning statement, Ridge, December 2023

As received 29/01/2024

Material sample specifications

As received 7/02/2024

5019750 RDG XX XX SE B 0900 Rev B Proposed site section

36087-PML-ZZ-DR-A-0007 Rev C Window schedule

36087-PML-ZZ-DR-A-0006 Rev A External Door Schedule

0901 Rev A Proposed LPG And Diesel Tank Section

Whitley Wood Training Centre Explanation for Design Rationale, Ridge As received 11/03/2024

Tree Canopy Calculator cover assessment

Canopy Calculator

JSL4925 500 Rev D Soft Landscape proposals

As received 12/03/2024

36087-PML-ZZ-DR-A-0002 Rev H Proposed elevations

36087-PML-ZZ-DR-A-0001 Rev J Ground and first floor plans

As received 19/03/2024

JSL4925_771 Arboricultural Method statement 02 April 2024

Email from the agent detailing additional tree planting, and instant hedgerow along the northern boundary of the site

As received 08/04/2024

230712-R001B Acoustic assessment, ACA acoustics, Revised 19 March 2024

As received 13/05/2024

Revised plans

36087-PML-ZZ-DR-A-0007 Rev E Window schedule

36087-PML-ZZ-DR-A-0002 Rev J Proposed elevations

As received 10/07/2024

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.

3. CONSULTATIONS

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

4. LEGAL AND PLANNING POLICY CONTEXT

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

5. APPRAISAL

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."*

The judgement as to whether something is 'material' has to be made on a case-by-case basis, i.e. what is non-material in one case may be material in another.

According to the Council's procedures, applications for minor amendments will only be accepted if:

- The request for an amendment relates to a permission that is still capable of implementation.
- The change does not alter the description of the proposal.
- The 'red line' identifying the application site has not altered
- Any change is not contrary to the requirements of a restrictive condition attached to the planning permission.

When judging whether the change is 'minor', the following criteria will be used:

- There is no material increase in any overall dimension of the building/structure.
- There is no harm caused through the reduction in any dimension of the building/structure.
- The revision to show changes to tree protection plan and inclusion of ground protection mats will not give rise to any planning consequences.
- It would not result in any change in use of the site as previously granted.

Revised plans/documents considered for Non material change for application 240878

Covering letter, Ridge, 9 July 2024

36087-PML-ZZ-DR-A-0007 Rev E Window schedule

36087-PML-ZZ-DR-A-0002 Rev J Proposed elevations

As received 10/07/2024

The description of the proposal would not be changed, nor would the red line denoting the application site boundary. The works would not be contrary to a planning condition.

In the context of the permitted scheme, the revision to the proposed fenestration is not considered to have any material impact on the overall design idiom or neighbour amenities. The revised plans should be included in Condition 2 (Approved plans).

6. CONCLUSION

The local planning authority is satisfied that the changes proposed by this application do not constitute a material change to the approved planning permission. The revision to the approved plans is in this instance considered a minor amendment which is not considered to materially increase the overall dimension of the building structure.

7. RECOMMENDATION

Grant Non-material amendment

Revised Condition 2

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36087-PML-ZZ-DR-A-0006 Rev A External Door Schedule

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