

DELEGATED APPLICATION REPORT

Address: 55 Vastern Road, Reading, RG1 8BU

Application No: PL/24/0872

Proposal: Non-material amendments to permission 231673 (granted on 27/03/2024) to alter the wording of Conditions 2 (approved plans) and 35 (vehicle parking spaces) to provide reconfigured cycle, refuse and plant store rooms, changes to windows/doors and associated alterations, all within Blocks B-F (amended description).

Applicant: Berkeley Homes (Oxford and Chiltern) Ltd

Date received: 09/07/2024

Date valid from: 30/07/2024

Target Decision date: **Originally** 27/08/2024, but an extension of time has been agreed with the applicant for a decision to be issued by 06/09/2024

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site measures 0.76 ha and is part of an allocated site in the Reading Borough Local Plan 2019 (Site CR11g – Riverside) for residential redevelopment and leisure uses.
- ii. The application site, as existing, is mainly hard-surfaced open car-parking, which serves the part-two, part-three storey office building, most recently occupied by Southern & Scottish Electricity Networks (SSE). The buildings front onto Vastern Road, with vehicular access from Lynmouth Road. The entrance building is designated (as of 22/05/2017) on the RBC List of Locally Important Buildings. There are also two energy storage systems within the application site. One is next to the building and adjacent to the vehicular access off Lynmouth Road. The other is in the north-west corner of the site, as part of a grassed area in this area of the site. As existing, the site is awaiting redevelopment, with this understood to be imminent and scheduled to commence in September 2024.
- iii. The site is unusual in shape and is most easily described as akin to a dumbbell.
- iv. Immediately to the north of the site is the southern bank of the River Thames, which is a public right of way. Christchurch Bridge provides a pedestrian and cyclist link to the north side of the river and Christchurch Meadows at this point. To the east of the application site is the remaining Southern & Scottish Electricity transfer station, which serves Reading. Beyond this are the 4-storey Thames Court (Norman Place) residential flats, which front onto the river, and the predominantly 3-storey (and roofspace) Sovereign House office building, which fronts onto Vastern Road.
- v. To the south of the site is Vastern Road, which forms the northern element of the town's Inner Distribution Road (IDR). Beyond this is Vastern Court Retail Park and associated buildings leading to Reading Station. To the west of the site are the 2-storey terraced properties of Lynmouth Road, with the 3-storey Lynmouth Court properties closest to the river. No's 1-6 Lynmouth Court front onto the river, with No's 7-12 a continuation of the Lynmouth Road terrace and parking spaces between the two blocks.
- vi. As already mentioned, the site is part of Policy CR11g sub-area allocation. Accordingly, the site is also within the designated wider CR11 Station/River Major Opportunity Area. This overarching element of this policy specifies a vision and a set of principles which apply to all sites within the major opportunity area, stating as follows:

Station/River Major Opportunity Area

VISION: The station/river area will be a flagship scheme, extending the centre and providing a mixed use destination in itself and centred on the new station and public transport interchange. It will integrate the transport links and areas northwards towards the River Thames and into the heart of the centre.

CR11: STATION/RIVER MAJOR OPPORTUNITY AREA

Development in the Station/River Major Opportunity Area will:

- i) *Contribute towards providing a high-density mix of uses to create a destination in itself and capitalise on its role as one of the most accessible locations in the south east. Development for education will be an acceptable part of the mix;*
- ii) *Help facilitate greater pedestrian and cycle permeability, particularly on the key movement corridors. North-south links through the area centred on the new station, including across the IDR, are of particular importance;*
- iii) *Provide developments that front onto and provide visual interest to existing and future pedestrian routes and open spaces;*
- iv) *Safeguard land which is needed for mass rapid transit routes and stops;*
- v) *Provide additional areas of open space where possible, with green infrastructure, including a direct landscaped link between the station and the River Thames;*
- vi) *Give careful consideration to the areas of transition to low and medium density residential and conserve and, where possible, enhance listed buildings, conservation areas and historic gardens and their settings;*
- vii) *Give careful consideration to the archaeological potential of the area and be supported by appropriate archaeological assessment which should inform the development;*
- viii) *Demonstrate that it is part of a comprehensive approach to its sub-area, which does not prevent neighbouring sites from fulfilling the aspirations of this policy, and which contributes towards the provision of policy requirements that benefit the whole area, such as open space; and*
- ix) *Give early consideration to the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required.*

- vii. More specifically in relation to the application site, this forms the western part of the Riverside sub-area, with the sub-area policy stating in full:

CR11g, RIVERSIDE:

Development should maintain and enhance public access along and to the Thames, and should be set back at least ten metres from the top of the bank of the river. Development should continue the high quality route including a green link from the north of the station to the Christchurch Bridge, with potential for an area of open space at the riverside. The main use of the site should be residential, although some small-scale leisure and complementary offices will also be acceptable. Development should take account of mitigation required as a result of a Flood Risk Assessment.

Site size: 1.24 ha

Indicative potential: 250-370 dwellings, 1,000-2,000 sq m of leisure, no significant net gain in offices.

- viii. These characteristics and requirements are all reflected within the Station/River Major Opportunity Area Strategy, as specified at figure 5.3 of the Local Plan.

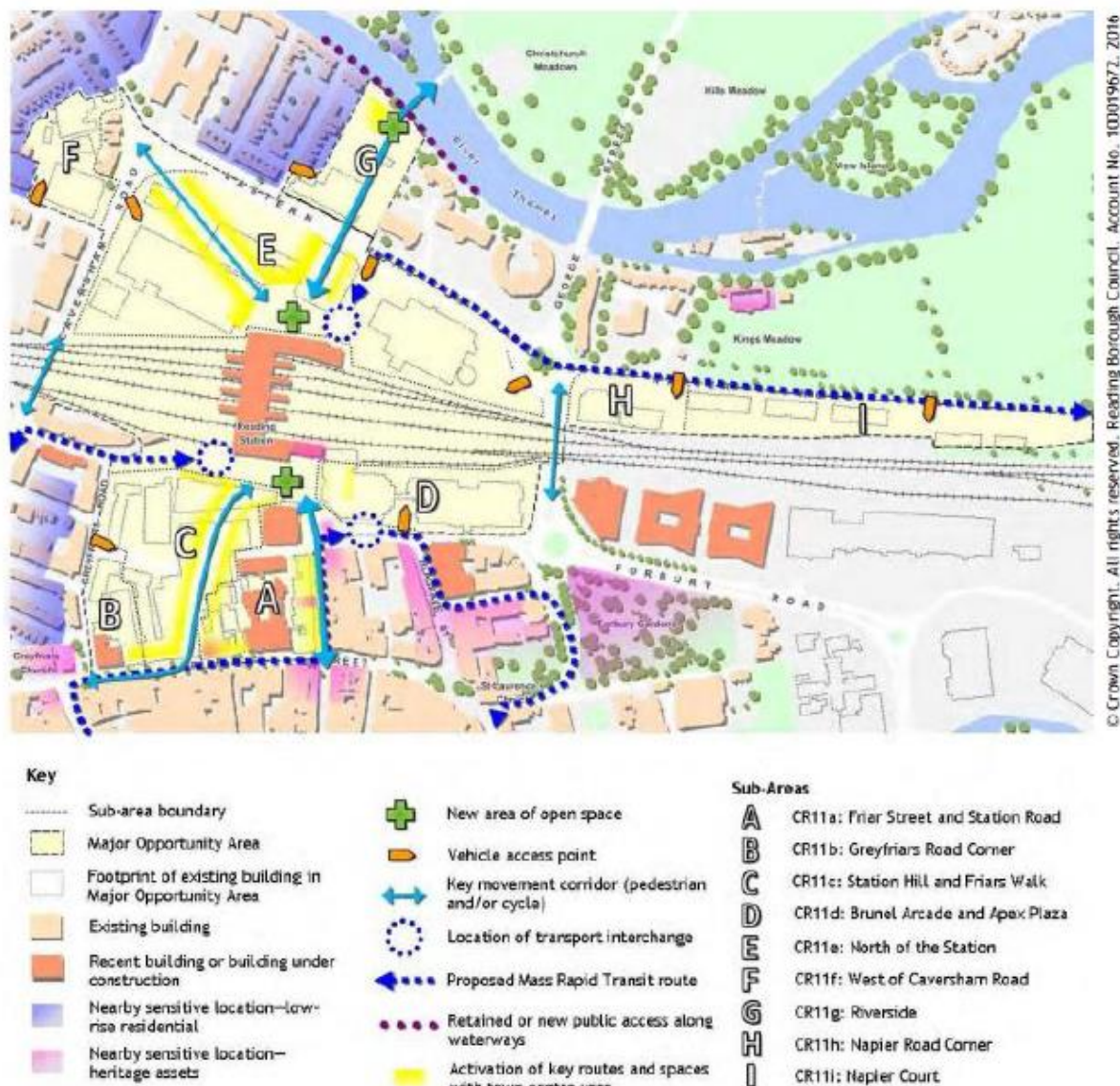


Figure 5.3: Station/River Major Opportunity Area Strategy

ix. In addition to the site allocation and local listing described above, there are also a number of other site constraints / designations / nearby designations:

- Within the Office Core
- Within the Central Core
- Within Flood Zone 2 & 3
- Within an air quality management area
- Within a smoke control zone
- Includes contaminated land
- Adjacent to a public right of way along the river
- The River Thames, Christchurch Meadows, Kings Meadows and Hills Meadow are major landscape features
- Christchurch Meadows, Kings Meadows and Hills Meadow are important areas of open space
- From an ecological perspective the site backs on to the River Thames which constitutes a Priority Habitat 'Rivers' (as per the NPPF)
- The River Thames is an existing green link
- There are mature Plane trees on the Vastern Road frontage
- Neighbouring Lynmouth Road is a nearby sensitive location – low-rise residential
- Within the North of the Station cluster identified in the Sustainable Design and Construction SPD as being potentially suitable for heat network schemes.

2. The Proposals

- i. Non-material amendments are sought to permission 231673 (granted on 27/03/2024), which was a section 73 variation of condition permission to alter original permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. More specifically, the proposed amendments comprise:
 - Refuse door serving Block B at ground floor level moved further east and associated alterations to the internal layout of the refuse storage area.
 - Reconfiguration of cycle and waste storage areas and substation space serving Block C, including both cycle and waste stores fronting onto the north-south route, with the substation now being accessed from the east (rear) elevation rather than the west.
 - Window added to west elevation of Block B at fifth floor level, to provide emergency access to the roof terrace.
 - Window added to east elevation of Block B at ninth floor level, to provide emergency access to the roof terrace.
 - Provision of substation at ground floor level of Block D (reduced in size at Block C), with access doors and ventilation added externally on the west elevation. Plant rooms added to the undercroft area. Layout of cycle and refuse storage altered. Additional door close to the lift lobby and ventilation grills added to south elevation to adhere to fire safety requirements.
 - External private terrace for one residential unit added to the flat roof above the undercroft vehicle access to Block D (west elevation), with an alteration of a window to a door to enable access.
 - Ground floor cycle store omitted from the west elevation of Block E and replaced with soft landscaping and altered path arrangement and one additional tree.
 - Associated reconfiguration of the refuse store and plant rooms on the west elevation of Block F, with the omission of plant rooms and addition of a cycle store and internal layout changes to the refuse storage area.
 - Omission of external terrace to a ground floor south elevation unit within Block E and replacement with soft landscaping (lawn), but omitting one tree, as part of altering a double door with a window on the elevation
- ii. In practice, the proposals seek to alter the wording of condition 2 (approved plans) to reflect the updated plans submitted to reflect the proposed changes. It is also proposed to alter the wording of condition 35 (vehicle parking spaces), given that now proposed updated plans are referenced within this condition (although the parking arrangements or number of spaces are not proposed to be altered).
- iii. In seeking to explain and justify the proposals the applicant has submitted a supporting letter and a marked up booklet illustrating the approved and now proposed plans/elevations/sections, to demonstrate the nature and extent of the changes.
- iv. It is noted that during the course of the application amendments to the wording of condition 35 were introduced to the proposals, following officer feedback. In addition, prior to the validation of this application, the applicant was required to submit a series of additional plans to fully reflect all changes proposed on the originally submitted plans.

Public Consultation

- v. Neighbour Consultation

No statutory requirement for any for this type of application. No responses received.

3. Internal / External Consultations

RBC Transport – the Highway Authority have no objections.

RBC Waste Services – confirm that the proposed changes will not affect the refuse collection strategy.

4. Plans and other information considered

- i. The applicant has submitted the following for consideration:

Plans

Site Location Plan S106 Boundary – 448.PL.SL.001 Rev B
448.PL.BC.100 Rev J - Block B and C Ground Floor Plan
448.PL.BC.105 Rev F - Block B and C Fifth Floor Plan
448.PL.BC.109 Rev G - Block B and C Ninth Floor Plan
448.PL.BC.201 Rev I - Block B and C Southeast Elevation
448.PL.BC.203 Rev I - Block B and C Northwest Elevation
448.PL.BC.300 Rev I – Block BC Section A-A and B-B
448.PL.BC.301 Rev I – Block BC Section C-C
448.PL.D.100 Rev I - Block D Ground Floor Plan
448.PL.D.101 Rev F - Block D First Floor Plan
448.PL.D.201 Rev F - Block D Northeast and Southwest Elevation
448.PL.D.202 Rev E - Block D Northwest Elevation
448.PL.EFG.100 Rev G - Block E,F and G Ground Floor Plan
448.PL.EFG.200 Rev G - Block E Southeast and Southwest Elevation
448.PL.EFG.201 Rev H - Block E Northwest and Northeast Elevation
As all received on 09/07/2024

448.PL.D.200 Rev F - Block D Southeast Elevation
448.PL.D.203 Rev D - Block D Southwest Elevation
448.PL.D.300 Rev E - Block D Section A-A and B-B
448.PL.EFG.101 Rev E - Block E,F and G First Floor Plan
448.PL.EFG.102 Rev E - Block E,F and G Second Floor Plan
448.PL.EFG.103 Rev E - Block E,F and G Third Floor Plan
448.PL.EFG.104 Rev E - Block E,F and G Fourth Floor Plan
448.PL.EFG.105 Rev E - Block E,F and G Fifth Floor Plan
448.PL.EFG.106 Rev E - Block E,F and G Sixth Floor Plan
448.PL.EFG.107 Rev E - Block E,F and G Seventh Floor Plan
448.PL.EFG.108 Rev E - Block E,F and G Roof Plan
448.PL.202 Rev C - Context Elevation Site Section
448.PL.SL.003 Rev B - Enclosure Plan
BHOC.448.LA.102 Rev M – Landscape Planting Framework Plan
448.PL.SL.002 Rev J - Illustrative Masterplan
BHOC.448.LA.101 Rev O - Landscape General Arrangement Plan
As all received on 30/07/2024

Other information

Supporting letter from Berkeley Homes Ref L.448.014.EE dated 08/07/2024, as received 09/07/2024

NMA Comparison Booklet Rev B dated July 2024 by Berkeley Homes, as received 30/07/2024

Cover Letter Addendum by Berkeley Homes Ref L.448.016.EE dated 29/07/2024, as received 30/07/2024

5. Relevant Planning History

- 5.1 200188 - Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road. Refused 09/04/2021. Allowed at appeal (Ref APP/E0345/W/21/3276463) on 17/03/2022. The appeal decision in full is included as Appendix 2.
- 5.2 221104/APPCON - Discharge of condition 10a (land gas site investigation) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 14/09/2022.
- 5.3 221105/APPCON - Partial discharge of condition 11 (archaeological evaluation) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 08/12/2022.
- 5.4 221126/APPCON - Discharge of conditions 22 (recording of lodge building), 31 (Arboricultural Method Statement and Tree Protection Plan) & 46 (CEMP: Biodiversity) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 26/09/2022.
- 5.5 221135/APPCON - Discharge of condition 4 (Demolition and Construction Method Statement) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 08/03/2023.
- 5.6 221858/APPCON - Discharge of condition 10b (land gas remediation scheme) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 20/02/2023.
- 5.7 230032/APPCON - Discharge of condition 42 (DDA compliant pedestrian route to and from the accessible parking bays details) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 20/04/2023.
- 5.8 230150/NMA - Non-material amendments to planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022, to alter the wording of condition 42 (DDA compliant pedestrian route to and from the accessible parking bays details) to enable a phased approach to the timing and delivery of the disabled parking spaces and the pedestrian routes accessing them. Agreed 02/03/2023.
- 5.9 230556/APPCON - Discharge of conditions 5 (contamination assessment) and 6 (remediation scheme) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 20/06/2023.
- 5.10 231467/APPCON - Discharge of condition 9 (de-watering and foundation details) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Current application under consideration – a response is awaited from the Environment Agency on revised details submitted by the applicant.
- 5.11 240248/DOV - Deed of Variation to the Legal Agreement secured as part of Planning Permission 200188 (as allowed on appeal APP/E0345/W/21/3276463 on 17/03/2022) to alter the affordable housing requirements and insert a phasing plan, as per section 106A of the Town and Country Planning Act 1990. Deed of variation agreed and finalised 15/08/2024.
- 5.12 231673/VARIAT - Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary conditions 2 (approved drawings), 24 (unit mix), 33 (roof terrace enclosures), 35 (parking provision) and 47 (Block B glazing and ventilation) of permission 200188 (allowed on appeal under APP/E0345/W/21/3276463 on 17/03/2022 for Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road), including an increase from 4 to 5 storeys of the western wing of Block B, amendments to the top two

floors of Blocks D & E, changes to the unit mix and various other associated alterations (amended description). Conditions varied 27/03.2024.

5.13 240444/APPCON - Discharge of condition 23 (Details of a contract for the carrying out of the works of redevelopment of the site, prior to any demolition works commencing) of permission 231673, as granted on 27/03/2024. Discharged 31/05/2024.

5.14 PL/24/0679 - Discharge of condition 3 (Materials) of permission 231673, as granted on 27/03/2024. Current application under consideration.

5.15 PL/24/0805 - Display of non-illuminated hoarding signs on the north-east (River Thames), south-west (Vastern Road) and north-west (Lynmouth Road) site boundaries for a temporary period until 01/07/2028. Granted 29/08/2024.

5.16 PL/24/1028 - Discharge of condition 39 (Street Naming and Numbering) of planning permission 231673, as granted on 27/03/2024. Discharged 29/08/2024.

6. Equality Act 2010:

- i. In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Relevant Planning Guidance

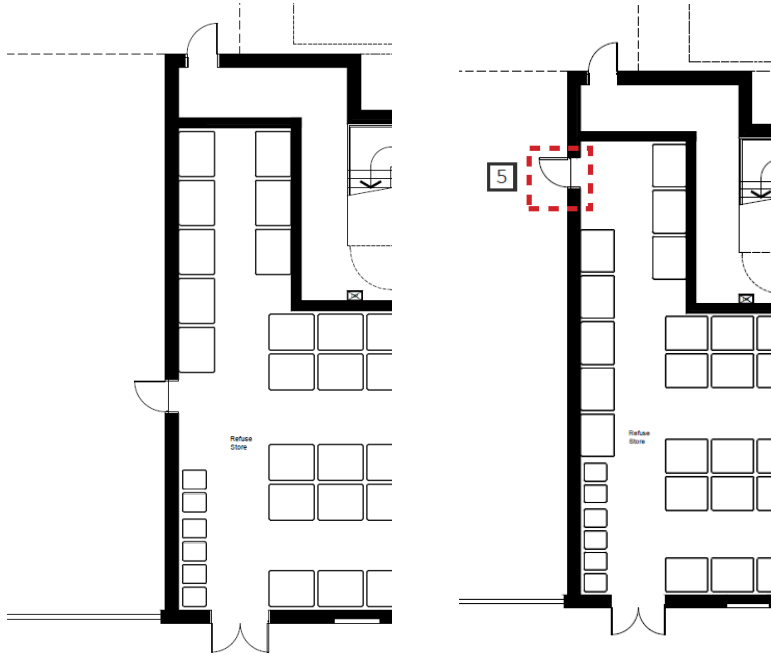
- i. Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

8. Relevant Policies

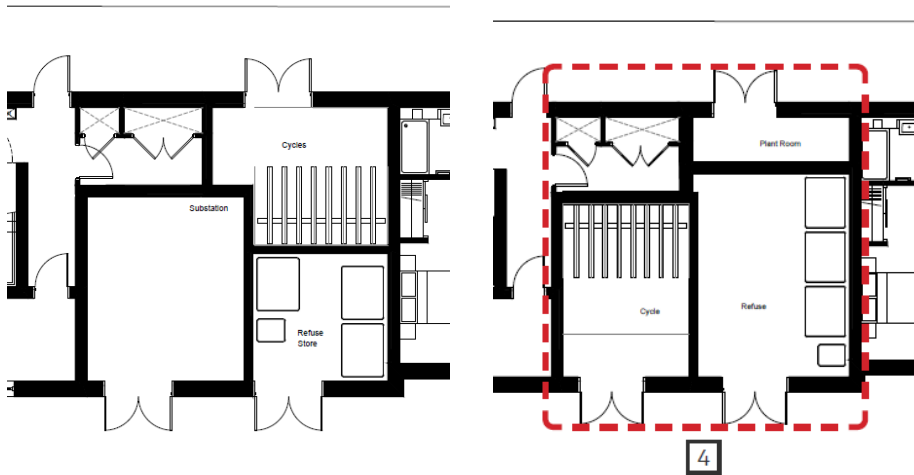
- i. The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

9. Appraisal

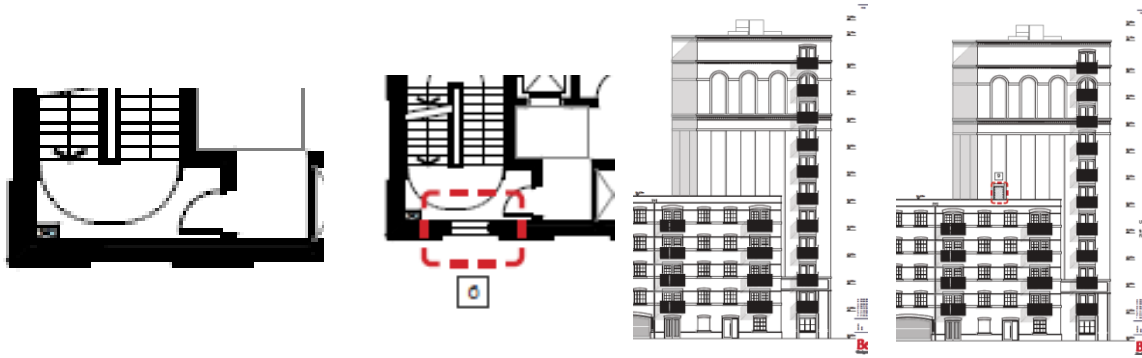
- i. The proposed changes are detailed at section 2 above. These are considered in-turn, with the explanations and justifications provided by the applicant also referenced where relevant too.
- ii. Refuse door serving Block B at ground floor level moved further east and associated alterations to the internal layout of the refuse storage area.



- iii. RBC Waste Services raise no objections to this proposed change, with refuse vehicles primary access point for collection remaining on the west elevation (unchanged, as shown above). Although this change reconfigures the layout of the refuse store, there is no change in the overall number of bins being provided. Accordingly, no concerns are raised.
- iv. Reconfiguration of cycle and waste storage areas and substation space serving Block C, including both cycle and waste stores fronting onto the north-south route, with the substation now being accessed from the east (rear) elevation rather than the west.



- v. RBC Waste Services and RBC Transport raise no issues with these proposed changes. For future occupiers, the location of the cycle store fronting onto the main north-south route through the site, rather than the rear of the building, is advantageous. The substation is reduced in area, with this being relocated to Block D instead. There are no external changes proposed as part of this alteration, with it solely relating to internal reconfiguration works.
- vi. Window added to west elevation of Block B at fifth floor level, to provide emergency access to the roof terrace.

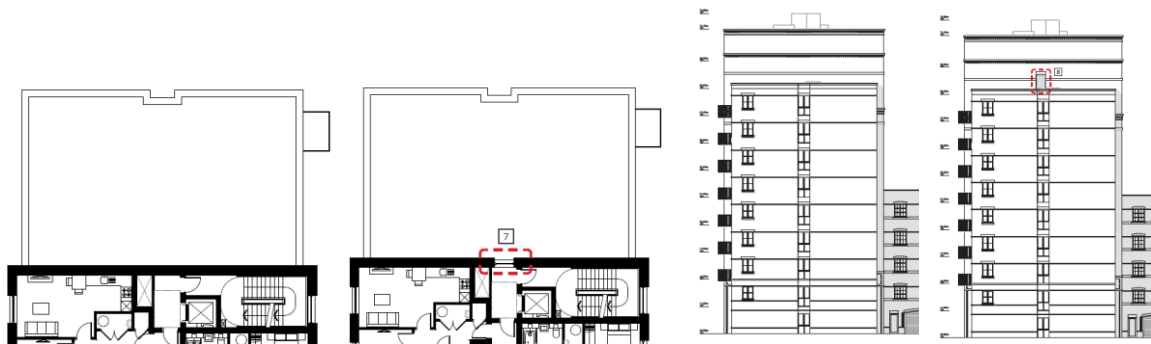


- vii. Whilst appearing as a window, this actually serves the purpose of a door to the flat roof area at this point, as explained by the applicant below:

Block B roof access windows

The windows proposed for roof access on block B are fully openable obscured windows that will be locked and accessible to maintenance personnel only. The cill is proposed at approximately 450mm from the finished floor level, therefore the windows will not be classified as doors. Windows will be locked secured at all times.

- viii. The access point is from the staircase and it is not considered to raise any design or amenity issues. Although it will be a single opening on this part of the façade of the window, it is a minor addition in the context of the elevation as a whole. It is required in the interests of maintaining the roof space, which has arisen as a result of normal design development post the original planning permission. Accordingly, this component of the proposals is considered appropriate.
- ix. Window added to east elevation of Block B at ninth floor level, to provide emergency access to the roof terrace.



- x. This proposed access point is proposed for similar reasons as that described above at fifth floor level on the west elevation. In this instance the opening aligns with existing approved windows on the floors below. Whilst the design contrasts with those on the lower floors, this difference is not considered to compromise the overall design idiom. Accordingly, for similar reasons as already discussed in relation to the fifth floor window on the west elevation, this opening is also considered appropriate.
- xi. Provision of substation at ground floor level of Block D (reduced in size at Block C), with access doors and ventilation added externally on the west elevation. Plant rooms added to the undercroft area. Layout of cycle and refuse storage altered. Additional door close to the lift lobby and ventilation grills added to south elevation to adhere to fire safety requirements.



- xii. A variety of changes are proposed at this point of the building, although externally these changes are limited to three windows altering into ventilation grills (see above) on the west elevation and one additional ventilation grill on the south elevation. These are required to adhere to separate fire regulations, serving plant rooms and the refuse store. Whilst utilitarian in appearance, they are not considered to unduly compromise the overall design idiom of these facades of the building and are, in reality, a necessary component part of any building of this nature. No design, amenity or other impacts are envisaged. As a result of these changes the waste and cycle stores are being reconfigured, but like the other blocks this does not result in a reduction in provision, as detailed by the applicant below:

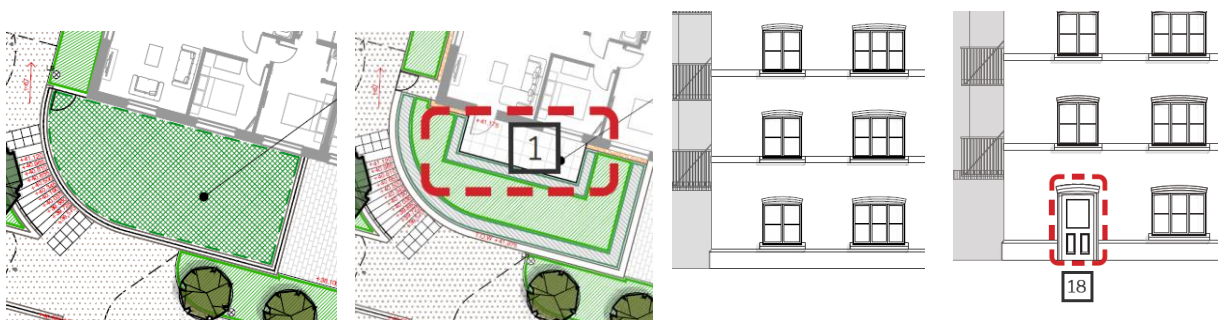
Cycle stores and Bin stores

The proposals have no change in cycle stores or waste stores provision of the previously approved number of cycles and bins, as per table below.

Block Name	Approved no. of cycles	Proposed no. of cycles	Approved no. of bins	Proposed no. of bins
Block C	16	16	2no. x 1100L Recycling 1no. x 110L General waste 1no.x 240L Food waste	2no. x 1100L Recycling 1no. x 110L General waste 1no.x 240L Food waste
Block D	52	52	12no. x 1100L Recycling 7no. x 110L General waste 4no.x 240L Food waste	12no. x 1100L Recycling 7no. x 110L General waste 4no.x 240L Food waste
Block EFG	20	20	7no. x 1100L Recycling 4no. x 110L General waste 3no.x 240L Food waste	7no. x 1100L Recycling 4no. x 110L General waste 3no.x 240L Food waste

- xiii. RBC Waste Services and RBC Transport raise no issues with these proposed changes. For future occupiers, the facilities are on a par with the originally approved layout. All other changes at these points (shown above in the comparative floor plan) are minor in nature and no concerns are raised.

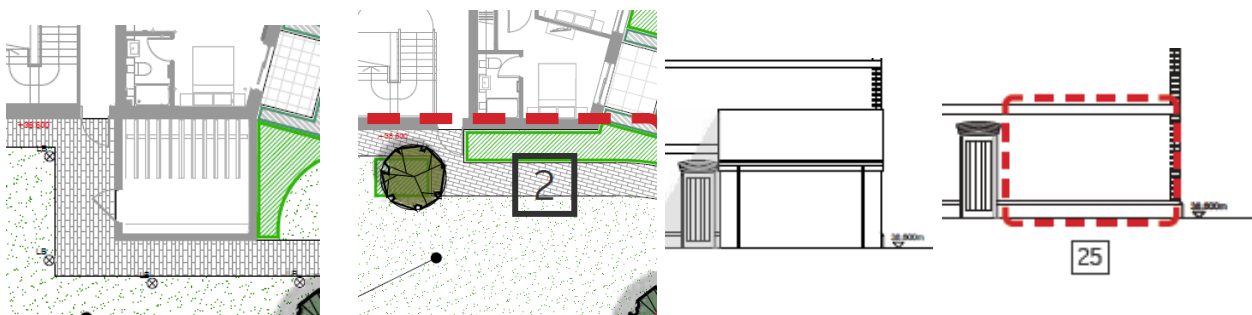
- xiv. External private terrace for one residential unit added to the flat roof above the undercroft vehicle access to Block D (west elevation), with an alteration of a window to a door to enable access.



Block D terrace access

During detailed design stage, it has been confirmed that the roof of the under-croft vehicular access has an opportunity to be designed as an accessible flat roof. Hence apartment on the podium level of block D is proposed to be given an external amenity space. Access to this space would be provided via door from the living room instead of a current window, which would be in keeping with the approved elevation, in keeping with the rhythm of the elevational openings and overall style and design. The terrace is proposed to be enclosed with railing and surrounded by hedgerow. Majority of the roof would be planted with amenity shrub mix and hedgerow around the roof's edge. The planting would create a wide buffer and provide privacy to the terrace. The setback of the terrace behind the thick planting would ensure the potential overlooking to and from the neighbouring property is mitigated. Landscaping is proposed to be maintained by a management company ensuring the planting is well looked after. A separate access for the management company would be provided via secured gates from the podium level, as shown on drawing "448.LA.101 Landscape General Arrangement plan".

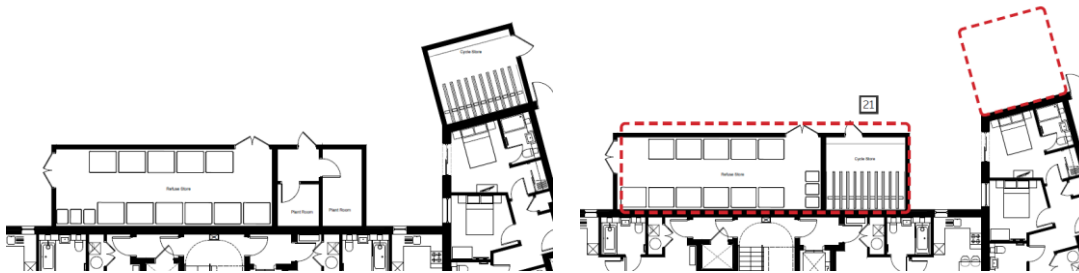
- xv. This proposed change (shown above in plan/elevation form, with the justification by the applicant also detailed above) creates an external amenity area for one first floor flat adjacent to the switchback access in front of Block D. This is a 2-bed unit, with the width of the terrace extending between the living room and one bedroom, but set back from the second bedroom or the separate unit further south, meaning overlooking from the terrace towards the separate flat to the south is not envisaged at a significant level. Whilst the door does not particularly align with the character of the fenestration in the remainder of the façade, it is not considered harmful enough to warrant resisting this proposal on this basis. The external space will improve the quality of accommodation for this residential unit. It is also noted that the terrace will reduce the amount of soft landscaping at this point, but does not undermine the overall landscaping strategy.
- xvi. Ground floor cycle store omitted from the west elevation of Block E and replaced with soft landscaping and altered path arrangement and one additional tree.



- xvii. This structure has been omitted, with the cycle parking provided elsewhere (to the south – see below). As a consequence additional soft landscaping is proposed and the path at this point is reconfigured, with the addition of one tree too. These are all logical moves following the removal of

this structure and raise no issues, with the tree located adjacent to a stairwell (rather than outside a habitable window). These proposed changes are considered to be appropriate.

- xviii. Associated reconfiguration of the refuse store and plant rooms on the west elevation of Block F, with the omission of plant rooms and addition of a cycle store and internal layout changes to the refuse storage area.



Block EFG plant room and cycle store

Setting out the site wide plant room strategy during technical detailed design stage, it was concluded that block F will not need a separate plant room and the previously proposed space became redundant. To rationalise the number of outbuildings, it is proposed that the cycle storage is relocated to the previously proposed plant room space and the separate cycle store outbuilding is omitted. The size of the former plant room is adequate to store the same number of cycles as per approved drawings (20 cycles). Removal of the cycle outbuilding would allow for a more straightforward pedestrian link from the stair emergency exists to the main site street, as shown on drawing "448.LA.101 Landscape General Arrangement Plan".

Plant room changes do not affect the intended utilities strategy and do not have any knock-on implications to the site. The plant room of block EFG has been consolidated in other blocks and the proposed plant rooms as shown on the ground floor plans of other blocks satisfy the requirement for the whole site.

- xix. These changes do not actually result in any external changes, with the only alterations being internal to provide the cycle store in place of the no longer required plant room (as explained by the applicant above) and reconfigure the refuse store. RBC Waste Services and RBC Transport raise no issues with these proposed changes, with it explained above that there will be no change in provision. Accordingly, no issues are raised with this element of the proposals.
- xx. Omission of external terrace to a ground floor south elevation unit within Block E and replacement with soft landscaping (lawn), but omitting one tree, as part of altering a double door with a window on the elevation



Block E ground floor level window

It was concluded during detailed design stage, that the door and terrace leading to the bedroom on the ground floor apartment should instead be replaced with a window, and the terrace should be omitted. The rationale behind the decision was supported by the fact that the apartment was already provided with a large terrace from the living room/ dining room/ kitchen and overlooking the river. In addition, both stair core emergency access doors are designed to lead to the back of the building and pass against the originally proposed bedroom terrace. Therefore, it is concluded that the terrace would not provide much privacy or value to the resident, and the area is instead proposed to be landscaped to create a greater landscape buffer, improving the bedroom privacy.

- xxi. This change does result in the omission of an external terrace, which does reduce the quality of accommodation for this 2-bed flat, but not to such an extent to significantly impinge on the overall quality of the unit, which is dual aspect with views overlooking the River Thames – as specified by the applicant above. The proposals do result in the increase in lawned area at this point. Although the number of trees decreases from 2 to 1, this is offset by the additional tree created where the nearby cycle store is now omitted (as separately discussed above). Accordingly, this proposed change is considered appropriate in overall terms.

Overview

- xxii. Officers consider that the totality of these changes can be made through the non-material amendment procedure. Owing to the context of the overall approved scheme and the nature of the surrounding context, the proposed changes are considered (both individually and cumulatively) to be of an inherently minor scale and nature in this overall wider context. Transport and Waste Services Officers have assessed the impacts in these regards and raise no issues with the proposals. Neither is it considered that the changes would have any material adverse impact on the overall design idiom, neighbour amenities, or any other intentions of the scheme.
- xxiii. Officers are also mindful that the Planning Practice Guidance outlines that cumulative impacts should be taken into account in s96a applications and, therefore, there would be a future tipping point in such regards. This is the second NMA in relation to this development, with the first relating to altering the wording of condition 42 (DDA compliant pedestrian route to and from the accessible parking bays details) to enable a phased approach to the timing and delivery of the disabled parking spaces and the pedestrian routes accessing them. This is separate from the considerations as part of this application, meaning the cumulative impacts have been taken into account in this instance, but no harmful cumulative impacts are identified.
- xxiv. An informative is recommended which states that this permission relates only to the changes specified in the wording of the condition, as submitted. Furthermore, each case shall only be read in the context of the section 73 permission and the original substantive full permission, and is bound by all the conditions and obligations attached to those permissions. A further informative is recommended which states: In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the section 73 permission or the originally approved, allowed on appeal, planning permission.

10. Conclusion

- i. The local planning authority is satisfied that the changes proposed do not constitute material changes to the approved planning permission.

Recommendations

Grant Non-material amendment to the wording of conditions 2 and 35.

REPLACEMENT CONDITION 2

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

448.PL.H.100 Rev A Cafe_Floor Plans, as received 28/02/2020
448.PL.H.200 Rev A Cafe_Elevations, as received 28/02/2020
448.PL.SP.003 Existing Block Plan, as received 04/02/2020
RT3190463P0001 Existing Ground Floor Plan, as received 04/02/2020
RT3190463P0002 Existing First Floor Plan, as received 04/02/2020
RT3190463P0003 Existing Second Floor Plan, as received 04/02/2020
RT3190463P0004 Rev A South, East and North 1 Elevations, as received 05/03/2020
RT3190463P0005 North 2 and West Elevations, as received 04/02/2020
RT3190463P0006 Street Scene South and West, as received 04/02/2020
RT3190463P0007 Street Scene North, as received 04/02/2020
448.PL.SL.001 Rev B Site Location Plan Application Boundary, as received 10/06/2020
448.LAND.SK.101 Towpath Access – 1:21, as received 05/11/2021
Site Context Elevation River Front 448.PL.200 Rev B
Site Context Elevation Vastern Road 448.PL.201 Rev B
Site Context Elevation Street Section 448.PL.203 Rev B
Site Context Elevation Lynmouth Road 448.PL.204 Rev A
Site Sections - Sections A-A, E-E 448.PL.SS.300 Rev B
Site Sections – Sections B-B, C-C, D-D 448.PL.SS.301 Rev B
As received 20/11/2023

Christchurch Bridge Connection Section 448.300.LAND.001 Rev A
As received 08/12/2023

Block A Fourth – Roof Floor 448.PL.A.101 Rev E
Block A Elevations 448.PL.A.200 Rev E
Block A Section A-A, B-B, and C-C 448.PL.A.300 Rev E
Block BC First Floor Plan 448.PL.BC.101 Rev E
Block BC Second Floor Plan 448.PL.BC.102 Rev E
Block BC Third Floor Plan 448.PL.BC.103 Rev E
Block BC Fourth Floor Plan 448.PL.BC.104 Rev E
Block BC Sixth Floor Plan 448.PL.BC.106 Rev E
Block BC Seventh Floor Plan 448.PL.BC.107 Rev E
Block BC Eighth Floor Plan 448.PL.BC.108 Rev F
Block BC Tenth Floor Plan 448.PL.BC.110 Rev F
Block BC Roof Floor Plan 448.PL.BC.111 Rev F
Block D Second Floor Plan 448.PL.D.102 Rev D
Block D Third Floor Plan 448.PL.D.103 Rev D
Block D Fourth Floor Plan 448.PL.D.104 Rev D
Block D Fifth Floor Plan 448.PL.D.105 Rev D
Block D Sixth Floor Plan 448.PL.D.106 Rev D
Block D Seventh Floor Plan 448.PL.D.107 Rev D
Block D Ninth Floor Plan 448.PL.D.109 Rev D
Block D Roof Floor Plan 448.PL.D.110 Rev D
As received 11/01/2024

Block FG Southwest, Southeast and Northwest Elevation 448.PL.EFG.202 Rev F
As received 21/02/2024

Block A Ground -Third Floor 448.PL.A.100 Rev F
Block B and C Southwest Elevation 448.PL.BC.200 Rev H
Block B and C Northeast Elevation 448.PL.BC.202 Rev I
Block D Eighth Floor Plan 448.PL.D.108 Rev E
Block EFG Section A-A, B-B and C-C 448.PL.EFG.300 Rev E
As received on 04/03/2024

Site Location Plan S106 Boundary – 448.PL.SL.001 Rev B
448.PL.BC.100 Rev J - Block B and C Ground Floor Plan
448.PL.BC.105 Rev F - Block B and C Fifth Floor Plan
448.PL.BC.109 Rev G - Block B and C Ninth Floor Plan
448.PL.BC.201 Rev I - Block B and C Southeast Elevation
448.PL.BC.203 Rev I - Block B and C Northwest Elevation
448.PL.BC.300 Rev I – Block BC Section A-A and B-B
448.PL.BC.301 Rev I – Block BC Section C-C
448.PL.D.100 Rev I - Block D Ground Floor Plan
448.PL.D.101 Rev F - Block D First Floor Plan
448.PL.D.201 Rev F - Block D Northeast and Southwest Elevation
448.PL.D.202 Rev E - Block D Northwest Elevation
448.PL.EFG.100 Rev G - Block E,F and G Ground Floor Plan
448.PL.EFG.200 Rev G - Block E Southeast and Southwest Elevation
448.PL.EFG.201 Rev H - Block E Northwest and Northeast Elevation
As all received on 09/07/2024

448.PL.D.200 Rev F - Block D Southeast Elevation
448.PL.D.203 Rev D - Block D Southwest Elevation
448.PL.D.300 Rev E - Block D Section A-A and B-B
448.PL.EFG.101 Rev E - Block E,F and G First Floor Plan
448.PL.EFG.102 Rev E - Block E,F and G Second Floor Plan
448.PL.EFG.103 Rev E - Block E,F and G Third Floor Plan
448.PL.EFG.104 Rev E - Block E,F and G Fourth Floor Plan
448.PL.EFG.105 Rev E - Block E,F and G Fifth Floor Plan
448.PL.EFG.106 Rev E - Block E,F and G Sixth Floor Plan
448.PL.EFG.107 Rev E - Block E,F and G Seventh Floor Plan
448.PL.EFG.108 Rev E - Block E,F and G Roof Plan
448.PL.202 Rev C - Context Elevation Site Section
448.PL.SL.003 Rev B - Enclosure Plan
BHOC.448.LA.102 Rev M – Landscape Planting Framework Plan
448.PL.SL.002 Rev J - Illustrative Masterplan
BHOC.448.LA.101 Rev O - Landscape General Arrangement Plan
As all received on 30/07/2024

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

REPLACEMENT CONDITION 35

No dwelling within the relevant building ((a) Block B The Goods Warehouse; (b) Block C The Goods Office; (c) Block D The Turbine Hall / The Generator) hereby permitted shall be occupied until all of the relevant vehicle parking space(s): (a) 12 vehicle parking spaces on 448.PL.BC.100 Rev J - Block B and C Ground Floor Plan, as received on 09/07/2024; (b) 12 externally located vehicle spaces on 448.PL.SL.003 Rev B - Enclosure Plan, as received 30/07/2024; (c) 26 vehicle parking spaces on 448.PL.D.100 Rev I - Block D Ground Floor Plan, as received on 09/07/2024, have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

Informatives:

1. This permission relates only to the non-material amendments sought and described above.
Furthermore, it shall only be read in the context of the section 73 permission granted on 27/03/2024 under reference number 231673 and the substantive planning permission, as allowed on appeal on 17/03/2022 under reference number 200188 / APP/E0345/W/21/3276463, and is bound by all the conditions and obligations attached to that allowed on appeal permission. That permission still stands and this notice (and any other notices issued under section 96a for this development – e.g. 230150 as agreed on 02/03/2023) 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 section 73 permission and the substantive allowed on appeal planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the agreed extended timeframes.