

DELEGATED APPLICATION REPORT

Ward: Katesgrove

App Ref: PL/24/1015 Non-Material Amendment

Address: 220 ELGAR ROAD SOUTH, READING, RG2 0BW

Proposal: Amendment to drawing under condition 2 of Planning Permission 220258 to correct a drafting error; to change Drawing no: 2200 Rev 8 - Proposed Street Elevation to Rev 7.

Applicant: Maxika Homes

Received date: 07-08-2024

Target Decision date: 17-10-2024

Case Officer: Alison Amoah

Proposal:

The non-material amendment sought relates to amending the revision number of one plan reference under Condition 2 of planning permission 220258 (approved on appeal), which has resulted from a drafting error.

The incorrect plan reference approved is:

Drawing no: 2200 Rev 8 - Proposed Street Elevation

The amendment sought is:

Drawing no: 2200 Rev 7 - Proposed Street Elevation

Objections Received (Summary):

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

Relevant Planning History:

220258/FUL – Residential redevelopment comprising demolition of existing single storey building and erection of 16 dwellings together with associated works (re-submission of application 210526) – Refused 12th December 2022

Allowed on Appeal under reference: APP/E0345/W/23/3315618 – 2nd April 2024

Appraisal:

There are no changes to the detail of the plan itself; it is just an amendment to rectify an error of a plan revision number.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Amended Condition 2

The plan hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) is as follows as received 16th June 2022:

- Drawing no: 2200 Rev 7 - Proposed Street Elevation

Reason: to clarify which plan is approved by this Non-Material Amendment.

INFORMATIVES

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref: 220258). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to those permissions. Those permissions still stand 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.