

DELEGATED APPLICATION REPORT

Ward: Norcot

App Ref: PL/24/1286 Non-Material Amendment

Address: 53 COCKNEY HILL, TILEHURST, READING, RG30 4HF

Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission 230547 - Removal of rooflights to extension. Provision of 2nr additional windows to side elevations

Applicant: Ms Caroline Marsh

Received date: 2024-10-01

Target Decision date: 2024-11-04

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprises a detached two-storey dwelling on the north side of Cockney Hill. There is an existing single storey extension at the rear and a number of mature trees within the rear garden. The surrounding area is predominately residential, characterised by detached properties in varying character. The property is not listed nor within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal comprises removal of the rooflights within the new rear extension, and amendments to the fenestration layout, including relocation of the ground floor window on the ground floor east elevation and addition of a window on the ground floor west elevation. The proposed finish is also proposed to be changed from matching brickwork to white render.

2.1. Information Submitted:

Drawing no. L.408/06A Elevations as Proposed, dated September 2024

Drawing no. L.408/03B Ground Floor Plan as Proposed, dated September 2024

Received by the LPA on 1st October 2024

3. RELEVANT PLANNING HISTORY

PL/23/0547 - Demolition of existing rear single storey extension and construction of new rear single storey extension – Application permitted on 13/06/2023.

4. CONSULTATIONS

No statutory requirement for any for this type of consultation.

5. LEGAL AND PLANNING POLICY CONTEXT

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

6. APPRAISAL

In the context of the permitted scheme, it is not considered that the amendment would have any material impact on the overall design or neighbour amenities. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context.

An informative is recommended which states that this permission relates only to the changes highlighted on the plans. Furthermore, it shall only be read in the context of the substantive permission and is bound by all conditions attached to that permission. 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 approved planning permission.

7. CONCLUSION

Overall, the proposed amendments are not considered to significantly harm the application site nor the adjoining properties.

As a result, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

8. RECOMMENDATION

GRANT NMA

Recommended Conditions:

1. Approved Plans

Informatives:

1. This permission relates only to the non-material amendment sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 13/06/2023 under reference number PL/23/0547 and is bound by all the conditions 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.