

**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: Mr Keith Wright
2 Wield Court
Lower Earley
RG63TF

Application No: 231405
Application type: Non Material Amendment

Applicant: Mr Keith Wright

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** a non-material amendment to the planning permission referred to below.

Proposal: Minor amendment to planning permission 231328 for raising proposed flat roof, in line with rest of proposed extension.

At: 11 Whiteknights Road Reading RG6 7BY

For such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 19 December 2023



Assistant Director of Planning, Transport and
Public Protection Services *DE*

Application At: 11 Whiteknights Road Reading RG6 7BY

Application No: 231405

Application type: Non Material Amendment

REASONS FOR REFUSAL

1. By virtue of the increased scale, the proposal is beyond what could be considered a minor change resulting in an enlarged dwelling. As a result of the raised roofline the extensions, volume of the expanse of elevated roof has increased and will result in a larger visual impact on 9 Whiteknights Road. Ground levels would be required to illustrate the exact proposed height of the changes to the roofline. The change is therefore not agreed as a non material amendment.

INFORMATIVES

1. In reaching its decision, the Local Planning Authority took into consideration the following plans:

NMA/2037/3 Proposed elevations

NMA/2037/1 Location plan, site plans and original elevations NMA/2037/2 Plans originally approved under application 210328

As received 9 November 2023

2. Amendments to the proposed structure do not have planning permission and will be referred to the RBC enforcement team. Additional information regarding ground levels, materials to be used and the roof height proposed will be required prior to any S73 planning application.

2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

Date: 19 December 2023



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