

DELEGATED APPLICATION REPORT

Ward: Thames

App Ref: PL/24/1452 Non-Material Amendment

Address: Combicut Limited, Paddock Road, Caversham, Reading, RG4 5BY

Proposal: Minor amendment to of planning permission PL/24/0844 For Adjustments to the dimensions of the proposed building.

Applicant: Paul Johnson

Received date: 31/10/2024

Target Decision date: 03/12/2024

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site relates to the service yard/car park of Foundation House within the Paddock Road Industrial Estate in lower Caversham. The relevant area of the car park is currently used for open air storage of goods. The surrounding area is a mix of industrial and residential. The site is also within Flood Zone 3, and a number of residential properties on the other side of Paddock Road are Grade II listed.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed amendments comprise a marginal reduction in footprint of the recently permitted storage building.

2.1. Information submitted:

COM-TRI-ZZ-00-DR-A-3001_P03 Location and Block Plan, dated 28/10/24, received 31/10/24

COM-TRI-ZZ-00-DR-A-3002_P03 Proposed Plan and Elevations, dated 28/10/24, received 31/10/24

2.2. Approved plans under PL/24/0844:

Drwg No. 3001 Rev. P02 – Proposed Site Plan, dated 04/2024

Drwg No. 3002 Rev. P02 – Proposed Warehouse, dated 04/2024

3. RELEVANT PLANNING HISTORY

PL/24/0844 – Erection of an ancillary surface-mounted storage building anchored to existing hardstanding. Application permitted on

4. CONSULTATIONS

No statutory requirement for any for this type of application.

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.

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 notice relates only to the changes to the plans as approved under condition 2 of the substantive planning permission (Reference: PL/24/0844) and is bound by all the conditions and obligations 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.