

DELEGATED APPLICATION REPORT

Address: 2,4,6 Water Road & 158 Dee Road, Reading,

Application No: PL/24/1600/NMA

Proposal: Minor amendment to the drawn proposal showing the extent of the visibility splay to the Water Road access and conditions 4 (approved plans) and 23 (visibility splay) of planning permission 161507/OUT for the “Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking. Landscaping a reserved matter”.

Applicant: Mrs Catherine Fielden

Extended target decision date: 17 January 2025

1. Site Description and Surrounding Area

The application site comprises four existing dwellings. Outline planning permission has been granted for the existing houses to be demolished and for 11 new houses to be built at the site.

2. Proposal

A non – material amendment has been agreed to planning application 161507 under application 240667/NMA to amend the site boundary . This additional change is sought for a change in the visibility splay. No additional changes are proposed to the development proposed or the original footprint.

3. Public Consultation

Neighbour Consultation

No statutory requirement for any for this type of application.

4. Internal / External Consultations

Internal consultations were made to the RBC Transport team.

5. Plans Considered

The Council, in reaching its recommendation, has taken into consideration the supporting letter and application form submitted by the applicant, together with the following plans:

Plans considered

240667 Approved plans

1035.500.1 Rev A Revised Site Location Plan

As received 23/05/2024

WR.100.CSD.20Q COORDINATED STORM & FOUL DRAINAGE LAYOUT WITH TREE & LANDSCAPE OVERLAY

As received 26/06/2024

241600 plans

Condition 4 and Condition 23

1035.3037.LD.1 Rev J General site layout 6x4 bed houses, 5x3 bed houses

Statement to accompany a Non-material amendment application under Section 96A of the Town and Country Planning Act, November 20024 V1

As received 29/11/2024

6. Relevant Planning History

161507/OUT Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking. Landscaping a reserved matter. Permitted 18 January 2019

220064/REM Application for approval of reserved matters (landscaping) following outline approval. Permitted 5 July 2024

240667/NMA Minor amendment to site boundary (reduction in area) and condition 4 (approved plans) of planning permission 161507/OUT for the "Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking. Landscaping a reserved matter". Permitted 5 July 2024

7. Equality Act 2010:

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 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.

8. Relevant Planning Guidance

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."*

9. Relevant Policies

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

10. Appraisal

This NMA application is for an amendment to the visibility splay proposed for the Water Road access, which requires conditions 4 (approved plans) and 23 (visibility splay) of planning permission 161507/OUT to be changed to include new plan references and reference to the Reading Local Plan 2019.

The lower line of the visibility splay shown on the Approved Layout Plan passes across land owned by the neighbour at 8 Water Road and thus requires an amendment to comply with Condition 23 of the original planning consent 161507.

The set back distance has been re-drawn to a visibility splay of 2.4m x 70m which only over-sails the nearest neighbour (no. 10 Water Road). It is stated that the applicant and neighbour (no. 10 Water Road) will both enter into a deed to preclude obstruction above 600mm within the splay, as required by condition imposed by the Planning Permission.

The amendments to Condition 23 are acceptable subject to all areas within the visibility area as shown on drawing no.3037 Ld.1 Rev J being kept free of all obstruction over a height of 0.6 metres above carriageway level.

The change in the measurement of the visibility splay has been reviewed by the RBC Transport team. The change is considered to be non-material and appropriate plans have been submitted to show the proposed change in full.

Overall comments

Officers agree that these changes can be made through the non-material amendment procedure. More specifically, it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom, neighbour amenities, landscaping proposals, transport, highway safety, sustainability or ecological intentions or any other consideration, set within the context of the original permission. This is primarily owing to the context of the overall original scheme and the nature of the surrounding environment, with the proposed changes being of a relatively minor scale and nature in this specific context.

11. Conclusion

The local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved original planning permission.

Recommendation

Grant Non-material amendments

4. REPLACEMENT CONDITION

Approved plans

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

Approved for application 161507

100.PL.1B Plans of Ground, First & Second Floors - end of terrace 4 bedroom houses

100.PL.4B Elevations - end of terrace 4 bedroom houses

100.PL5A Plans of Ground, First & Second Floors - corner 4 bedroom semi detached

100.EL6A Elevations - corner 4 bedroom semi detached

Received 12 July 2018

100.PL.2C Side, Garden & Water Road Elevations Proposed Group B

100.PL.3C Plans Ground, First and Second Floor 3 Bedroom Houses Group 1/4

Received 12 July 2018

100.EL.1E Composite Elevations Proposed sheet 1

100.EL.2E Composite Elevations Proposed sheet 2

Received 18 September 2017

240667 Approved plans

1035.500.1 Rev A Revised Site Location Plan

As received 23/05/2024

WR.100.CSD.20Q COORDINATED STORM & FOUL DRAINAGE LAYOUT WITH TREE & LANDSCAPE OVERLAY

As received 26/06/2024

241600 Approved plans

1035.3037.LD.1 Rev J General site layout 6x4 bed houses, 5x3 bed houses

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As received 29/11/2024

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

23. REPLACEMENT CONDITION

Visibility splay

No dwelling hereby permitted shall be occupied until all the visibility splays shown on the approved drawings have been provided. All areas within the visibility area as shown on drawing no.1035.3037 Ld.1 Rev J General site layout 6x4 bed houses, 5x3 bed houses shall thereafter be kept free of all obstruction over a height of 0.6 metres above carriageway level.

REASON: In the interests of road safety in accordance with policies TR1: Achieving the transport strategy and TR3: Access Traffic and highway related matters of the Reading Local Plan 2019.