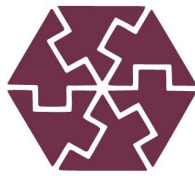


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	2
Suffix	
Property Name	
Address Line 1	Priest Hill
Address Line 2	Caversham
Address Line 3	Reading
Town/city	Reading
Postcode	RG4 7RZ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
471337	174961

Description

Applicant Details

Name/Company

Title

Mrs

First name

Laura

Surname

Bailey

Company Name

Address

Address line 1

2 Priest Hill

Address line 2

Caversham

Address line 3

Town/City

Reading

County

Reading

Country

United Kingdom

Postcode

RG4 7RZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☐ Yes

☐ No

☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Full planning application for the erection of a free standing fitness studio

Reference number

Application No: 230662

Date of decision

13/09/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage

☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The proposed amendments relate to minor changes in the dimensions, roof slope, cladding materials, skylight design, and door colour that were implemented during the construction process. These changes do not materially alter the approved development's scale, appearance, or impact and are consistent with the purpose and function of the approved structure. See attached image 3.

1. Dimensions: The minor increase in dimensions (14cm in length and 9cm in width) is within tolerances typically considered de minimis and does not materially alter the appearance or impact of the building. These changes were due to the thickness of final materials used and necessary to accommodate construction tolerances and ensure structural integrity. Internal dimensions remain unchanged.

2. Roof slope: The roof slope was reoriented (north-to-south) during construction for practical drainage & access purposes so that water flowed away from rather than towards the adjoining property and allowed for greater access to the side and rear of the studio. This adjustment results in a minor increase of 4cm in height on the northern elevation and a corresponding decrease of 8cm on the southern elevation. The height difference is negligible and has no measurable material impact on the neighbouring property's access to light, outlook or privacy. Overall height is unchanged.

3. Cladding Materials: Original application stated tongue and groove with a cedar colour which was amended in writing to green. The cladding materials were subsequently revised due to access constraints, material availability, to improve durability, fire safety & weather resistance, while maintaining an aesthetically appropriate appearance consistent with the main dwelling. Specifically:

- The northern and western elevations were clad in vertical light green/ grey metal
- The eastern and southern elevations were clad in horizontal sage green fibre cement with a tongue and groove effect

These adjustments preserve the structure's visual harmony and do not adversely affect the adjoining or neighbouring properties. See attached for more detail on these changes.

4. Skylight: Original plans showed a skylight from above but were silent from a side elevation. The skylight was constructed with a 30cm protrusion in accordance with the manufacturer's technical specifications with a manual opening mechanism to provide ventilation and reduce noise particularly in summer months where the main double doors may have needed to be open to allow appropriate air flow. The skylight is centrally located, does not facilitate overlooking, and has no discernible impact on the privacy of or outlook from of the adjacent adjoining property.

5. Door Colour: The doors were finished in white instead of the approved grey. This change was made to better align with the overall design aesthetic and blend in with main dwelling. The door colour has no material impact on the appearance to or neighbouring properties.

Please state why you wish to make this amendment

This application seeks approval for non-material amendments to address minor changes in the dimensions, roof slope, cladding materials, skylight design, & door colour that were implemented during the construction process. A detailed comparative table, outlining the differences between the approved & as-built development with the rationale for each change, has been uploaded separately onto the portal.

These changes were necessary due to construction constraints & availability of materials & do not materially alter the approved development's scale, appearance or impact. They remain consistent with the purpose and function of the approved structure & we believe that the as-built changes are non-material.

The application is being made to ensure that the constructed building complies with relevant planning approvals for future reference and to address any potential enquiries regarding the minor deviations from the approved plans. This ensures that the planning records accurately reflect the as-built development and that it remains consistent with local planning policies.

From the outset, we sought to involve the adjoining owner in the project. These efforts included sharing plans, inviting feedback, and carefully considering the design & materials to ensure that the development would be appropriate to its setting and sensitive to the surrounding area. These efforts reflect our commitment to acting responsibly & collaboratively with our neighbour with whom we have a good relationship.

The amendments sought are minor in nature and have been made to improve the structure's functionality, durability, and compliance with practical construction requirements with careful consideration given to maintaining privacy, light, & general amenity for surrounding residents. . They do not materially alter the approved development's impact on the surrounding area or neighbouring properties.

1. Loss of Light: The changes in dimensions, roof slope, and skylight height are negligible and do not create any overshadowing of the adjoining property or other properties.
2. Privacy: The skylight protrusion does not introduce any overlooking, as it is positioned on the roof and directed skyward, ensuring no loss of privacy for the adjoining property or neighbouring properties.
3. Outlook: The building remains of a modest scale, with its height and mass unchanged in any material way. The cladding's colour and finish remain appropriate for the garden setting. The corrugated metal used is similar to the roof of the adjoining neighbour's rear garage, as seen in the attached photo uploaded to the portal.

We respectfully requests that the planning authority approve these changes as non-material amendments.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

Original site plan submitted and approved - see attached image 2

New plan/drawing numbers

Revised site plan to support non-material amendment application - see attached image 1

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Application No: 230662

Date (must be pre-application submission)

12/12/2024

Details of the pre-application advice received

Email correspondence having received the details contained in this application and attached revised plans and photos of the completed construction. The body of his email stated:

I have considered the various changes proposed (as set out below and the photos) and my informal advice is that the changes would constitute a s96a Non-Material Amendment application.

This advice confers no acceptance of the changes which have been made to the approved planning permission, which would be assessed on its individual planning merits.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James Bailey

Date

22/01/2025