

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/24/1661 Non-Material Amendment

Address: St. Mary's Service Yard, St Marys Butts, Reading, RG1 2HX

Proposal: Minor amendment of planning permission 230228 for new return on proposed wall and gate post location; Access gate adjustments; Retention of existing lamp post; New coping for existing pier; Amendment to proposed brick bond.

Applicant: Reading Central & Abbey Qtr BIDS

Received date: 11/12/2024

Target Decision date: 11/02/2025 (EOT)

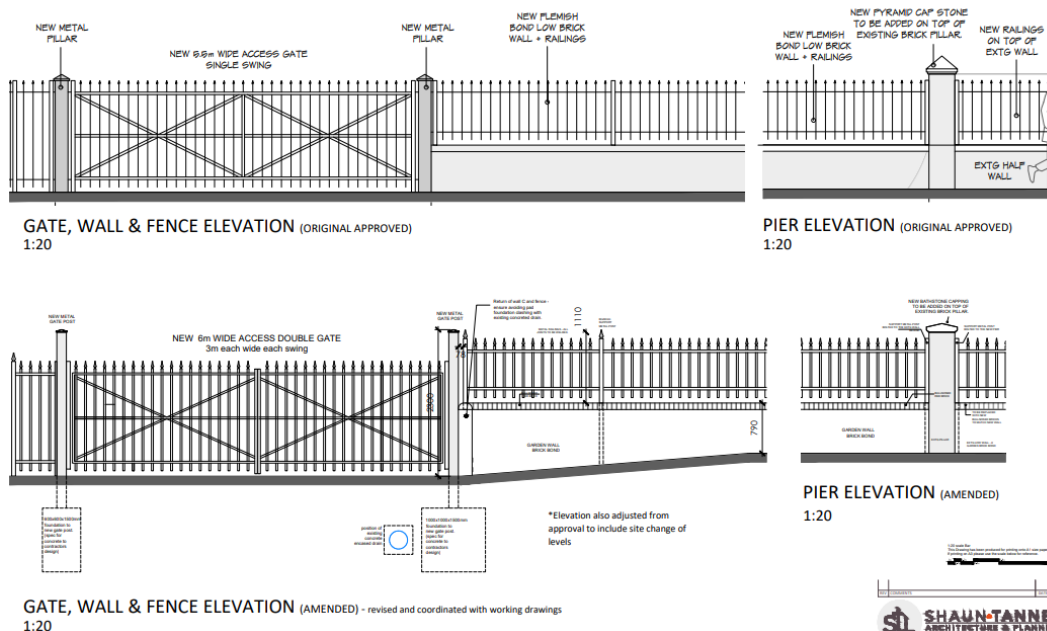
Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprises the service yard at the rear of properties on St Mary's Butts and Broad Street, accessed from St Mary's Butts, adjacent to Reading Minster Church. The service yard is in use for refuse storage and access and deliveries.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed minor amendment comprises a new return on proposed wall and gate post location, access gate adjustments; retention of existing lamp post, new coping for existing pier and amendment to the proposed brick bond.



2.1. Information Submitted:

3865-220-BLOCK AND LOCATION

3865-221-SITE Original Approved w Notes

3865-223-ELEVATIONS Comparison

3865-222-SITE Amended

Received by the LPA on 11 December 2024

3. RELEVANT PLANNING HISTORY

130522 – Boundary wall repair to Reading Minster St Mary-the-Virgin – Application permitted (Committee decision)

130853 – Boundary wall repair to Reading Minster St Mary-the-Virgin – Application permitted (Secretary of State)

131622 – Application for approval of details reserved by conditions 3 and 4 of Planning Permission ref. 130522/REG3 and condition 3 of Listed Building Consent ref. 130853/LBC (NPCU/LBC/E0345/72919) – Conditions discharged

221520 – Listed Building Consent for works including repairs and cleaning to Zinzan Chest Tomb, Jubilee Cross, Simeon Monument and Victoria Statue – Application permitted (Committee decision)

230228/FUL & 230381/LBC – Erection of a new half brick wall and railings fence and gates. Application permitted (Committee decision)

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections.
- RBC Transport Development Control – No objections.

No statutory requirement for any public consultation 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. The Conservation Officer has reviewed the amended brick bond design, and this is considered acceptable. Similarly, there are no objections to the amended gate adjustments, copings or the retention of the lamp post.

An informative is recommended which states that this permission relates only to condition 4, and that all other conditions still apply. 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 amendment is not considered to bear any significant impact or harm on 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

AGREE NON-MATERIAL AMENDMENT

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/23/0228) 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.