

Planning
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Direct dial: 0115 935 1891
Our Fax: 08452746938
Switchboard: +44 (0)115 936 9369
Email: maisie.mccann@freeths.co.uk

10 February 2025

Our Ref: 2161268/3/MM/MH

Planning Portal Reference: PP-13625978

Dear Sir/Madam,

**NON-MATERIAL AMENDMENT APPLICATION TO CONDITIONS 8 (LANDSCAPING) AND 9 (BOUNDARY TREATMENT) OF PLANNING PERMISSION REF. 201170/FUL TO ALLOW SUBMISSION OF REVISED PROPOSED LANDSCAPE PLAN
16 RICHMOND ROAD, CAVERSHAM, READING, RG4 7PP**

We act on behalf of Orwell Real Estate Limited ("the Applicant") in relation to the above site. We are instructed to submit a non-material amendment application pursuant to planning permission 201170/FUL in relation to the erection of 2 detached dwellings following demolition of existing bungalow.

The non-material amendment application has been sought to facilitate the submission of a revised Landscape Plan pursuant to conditions 8 and 9 of this permission to regularise the scheme layout following changes made during the construction phase of the development. This follows discussion with Sarah Hanson and Ray Wheeler of your Council.

This letter sets out the proposed amendments sought by this application and provides an assessment of these against the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended). The application submission is supported by this covering letter and the following information:

- Completed Application Form;
- Proposed Landscape Plan (Drawing Ref: 3708/207 Rev P); and
- Location Plan (Drawing Ref: 3708/200 Rev B).

The application fee of £363 has been paid via the Planning Portal.

Freeths LLP, Cumberland Court, 80 Mount Street, Nottingham NG1 6HH DX 10039 Nottingham
freeths.co.uk

Freeths LLP is a limited liability partnership, registered in England and Wales, partnership number OC304688. Registered Office: Cumberland Court, 80 Mount Street, Nottingham, NG1 6HH. Authorised and regulated by the Solicitors Regulation Authority. A full list of the members of Freeths LLP is available for inspection at the registered office. Read our privacy notice at www.freeths.co.uk

Background Context

As noted above, planning permission was granted on 30 June 2021 for the “*Demolition of existing bungalow and erection of 2 detached dwellings*” (ref. 201170/FUL). Following this, an application for the “*approval of details reserved by conditions 3 (Materials), 4 (CMS), 7 (EV Charging Points), 8 (Landscaping), 9 (Boundary Treatment), 11 (SAP details) of planning permission 201170*” was approved on 28 October 2021 (ref. 211217/APC), and as a result, each of these conditions were discharged. Each of these conditions were pre-commencement conditions, and subsequently, construction commenced following the approval of details and discharge of the above conditions.

The details which were submitted pursuant to conditions 8 (Landscaping) and 9 (Boundary Treatment) comprised the Proposed Landscape Plan (Drawing ref. 3708/207) Rev H. It is important to note that the Proposed Landscape Plan was not listed as an approved drawing under condition 2 permission ref. 201170/FUL.

Proposed Non-Material Amendment

Following the completion of the development on the Site, your Council’s officers identified that the completed scheme is inconsistent with the Proposed Landscape Plan (Drawing ref. 3708/207) Rev H which was approved under planning permission ref. 211217/APC.

Through discussion with your Council’s officers, it was confirmed that the preferred route for approaching the submission of the revised Proposed Landscape Plan would be through a non-material amendment application to planning permission ref: 201170 to facilitate the submission of the revised Proposed Landscape Plan, reflecting the construction which has been completed on the Site.

The following revisions to the Proposed Landscape Plan which was approved under planning permission ref. 211217/APC are as follows:

- Labelling of the tree of Plot 1 to *Carpinus Betulus* ‘Streetwise’.
- Hedge 3 updated to include 7no. *Euonymus Japonicus* ‘Paloma Blanca’ and 7no. *Elaeagnus x Ebbingei*.
- With the exception of the *Betula Pendula* in the rear garden of Plot 2, the Tree Pit measurements have all been amended to show a girth 10-12cm.
- Removal of granite sets on the frontage.
- Removal of the *Liquidambar Styraciflua* and *Prunus Kanzan* at Plot 1, and addition of a *Prunus Padus* of 10-12cm girth.
- Removal of the green hatching to Plot 1 Driveway.
- Addition of Mammal Gaps.
- Removal of Oxford Gravel finish at Plot 1.
- Updated specification notes.

The National Planning Practice Guidance (NPPG) confirms that there is no statutory definition of ‘non-material’ because, “...it will be dependent on the context of the overall scheme – an amendment

10 February 2025
Page 3

that is non-material in one context may be material in another” (para. 002 Reference ID: 17a-002-20140306).

The proposed amendments to the Proposed Landscape Plan would not be material to the scheme as they do not alter the overall design or intent of the approved scheme. They also maintain the high-quality landscaping envisioned in the original approval and do not constitute a material change to the character or appearance of the development. Additionally, the amendments pertain solely to landscaping details and do not involve any changes to the physical built form of the development, its scale, or its massing. The revisions to tree species and specifications and planting arrangements are localised and therefore do not materially affect privacy, light, or views for neighbouring residents. Finally, the revisions reflect what has already been implemented on-site, and there is no evidence that these revisions have resulted in any adverse impacts.

Your Council's officers' acknowledgement of these changes and the suggested approach for addressing them through a non-material amendment application confirms the non-material nature of the amendments and their acceptability.

We trust you have sufficient information to determine and approve this application, and in light of the above, we seek a favourable determination of this application within the statutory period. In the meantime, if you have any comments or require any further information, please do not hesitate to contact me, or my colleague, Mark Harris.

Yours faithfully

This letter is approved but unsigned as it is sent electronically.

Maisie McCann
Graduate Planner
Freeths LLP
Please respond by e-mail where possible

Enc.