

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Miss Maisie McCann
Cumberland Court,
80 Mount Street,
NG1 6HH

Application No: PL/25/0235
Application type: Non-Material Amendment

Applicant: Freeths LLP

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-material amendment to permission 201170 (Erection of 2 detached dwellings following demolition of existing bungalow) to allow for revised landscaping and boundary treatment scheme under conditions 8 (Hard and Soft Landscaping) and 9 (Boundary Treatment).

At: 16 RICHMOND ROAD, CAVERSHAM, READING, RG4 7PP

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 17 March 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Application At: 16 RICHMOND ROAD, CAVERSHAM, READING, RG4 7PP

Application No: PL/25/0235

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CONDITIONS & REASONS

Replacement Condition 8 (Hard and Soft Landscaping)

8. The landscaping of the development shall be carried out in accordance with the approved 'Proposed Landscape Plan No.3708/207 Rev Q' received 12th March 2025 in its entirety **before 31 March 2025**. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policies CC7 and EN14 of the Reading Borough Local Plan 2019.

Replacement Condition 9 (Boundary Treatment)

9. The boundary treatment hereby approved shall be carried out in accordance with the approved 'Proposed Landscape Plan No.3708/207 Rev Q' received 12th March 2025 in its entirety **before 31 March 2025**.

REASON: In the interests of the visual amenities of the locality and local wildlife and in accordance with Policies CC7 and EN12 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This decision relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of planning permission 201170 granted 30/06/21 and is bound by all the conditions 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the agreed timeframes.

Date: 17 March 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services