

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/0283 Non-Material Amendment

Address: 13 WINCROFT ROAD, CAVERSHAM, READING, RG4 7HH

Proposal: Non-Material Amendments to Planning Permission PL/24/0796 for alterations to fenestration on north, south and west elevations, and replacing cladding with render on all elevations.

Applicant: Mr & Mrs Simon Matthews

Received date: 21/02/2025

Target Decision date: 21/03/2025

Case Officer: Sian Hickey

PROPOSAL AND SUPPORTING INFORMATION

Previously Approved Plans under application PL/24/0796:



Amended Plans under current application PL/25/0283:



PLANNING HISTORY

030169 - Rear Conservatory – PERMITTED 11/07/2003

240796 - Demolition of existing conservatory, garage and roof. Construction of new side and rear extensions. Alterations to external appearance of the existing dwelling including window openings and external wall finishes. New roof with two end gables, two rear gable projections, and front and rear facing dormers. PERMITTED 13/09/2024

CONSULTATIONS

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

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 (including from consultation on the application) 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.

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

ASSESSMENT

The amendments include the following:

- Windows either side of front entrance door omitted and sidelight added to side of front entrance door.
- Door omitted from kitchen and kitchen window size and position altered.
- Bedroom 1 window altered to form door and window.
- Bedrooms 3 and 4 windows altered to French doors with guard railings.
- Bedroom 5 window widened.
- Bedroom 5 rooflight window added.
- Timber cladding omitted from elevations either side of front entrance door and adjacent to bedroom 2 ensuite window and replaced with render.
- Metal cladding omitted from gables and replaced with render.
- Brise soleil omitted from above living room window

The changes proposed are not deemed to represent a material change to the original permission as the changes would not have a material impact on the overall design and character of the property. It is not considered that this specific proposal raises any additional design concerns, over and above what has been considered appropriate previously. The proposed change in materials (essentially changing from cladding to render on the first floor level on all elevations) is considered acceptable, there are other examples of render within the street scene, as well as at the ground floor level of the host property itself, so this would not be considered out of character.

From an amenity perspective, overall, the proposed alterations are not considered to alter the approved plans under application 240796 to the point that there may be planning concerns, such as harm to neighbouring amenity. An informative is recommended which states that this permission relates only to the changes to condition 2 (approved plans) of the substantive planning permission ref 240796. Furthermore, it shall only be read in the context of the substantive permission and is bound by all conditions attached to that permission. A further informative is recommended which states: 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.

CONCLUSION

The proposed amendments have been concluded to not be harmful to the character or appearance of the site or its surroundings and it would not have a detrimental impact on the original building or neighbouring properties.

RECOMMENDATION: Approve non-material amendment