

**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: Arcadia Design
305 Reading Road
Winnersh
Wokingham
RG41 5LR

Application No: PL/24/1640
Application type: Non-Material Amendment

Applicant: Mr Rajni Kant

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 24/0390 for altered roof design over the rear ground floor extension, fenestration, internal alterations, along with an altered roof design over the front porch.

At: 84 Shinfield Road, Reading, RG2 7DA

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: 10 March 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Application At: 84 Shinfield Road, Reading, RG2 7DA

Application No: PL/24/1640

Application type: Non-Material Amendment

CONDITIONS & REASONS

The following details are agreed as a non-material amendment to permission 24/0390:
PL/A640/37 Proposed Ground Floor Plan dated November 2024 received 9 December 2024
PL/A640/38 Proposed First Floor Plan dated November 2024 received 9 December 2024
PL/A640/39 Proposed Second Floor Plan dated November 2024 received 9 December 2024
PL/A640/41 Proposed Front & Side Elevations dated November 2024 received 9 December 2024
PL/A640/42 Proposed Rear & Side Elevations dated November 2024 received 9 December 2024

New condition 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor side-facing (north and south facing) windows shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. The windows shall be glazed with obscure glass before first occupation of any part of the development hereby approved and shall be maintained as such at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This notice relates only to the changes to the substantive planning permission 24/0390. It shall be read in the context of the substantive planning permission 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.

Date: 10 March 2025



SDV
Acting Assistant Director of Planning,
Transport and Public Protection Services