

DELEGATED APPLICATION REPORT

Ward: Norcot

App Ref: PL/24/1630 Non-Material Amendment

Address: 63 ROWE COURT, READING, RG30 2HZ

Proposal: Non-Material Amendment to Application 221693 - Introduction of gates and steps into ground floor terrace walls for fire escape purposes. Raised planter lowered to ground level. Minor changes to fenestration according to detail design development.

Applicant: Steven C/O Agent

Received date: 06/12/2024

Extended Target Decision date: 24/03/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

63-86 Rowe Court formally comprised of a privately owned residential block comprising of 3 storeys (with accommodation in the roof) containing 24 studio/ 1 bed apartments (including 2 duplex apartments). On 15th December 2021, the block was largely destroyed in a fire started by arson which led to two fatalities. In early 2022, the site was flattened as the structure was deemed unsafe to remain. The demolition of all fire damaged structures on site has been completed and works have commenced on site for the re-instatement of 63-86 Rowe Court. The re-development comprises a four-storey building, comprising of 24 studios/ one-bed, one person homes, associated car parking, cycle parking, refuse, amenity space and landscaping as permitted under application 221693.

2. PROPOSAL AND SUPPORTING INFORMATION

A non-Material Amendment to Application 221693 is sought for the following changes:

- Introduction of gates and steps into ground floor terrace walls for fire escape purposes.
- Raised planter lowered to ground level.
- Minor changes to fenestration according to detail design development.
- Proposed material specification added to drawings.

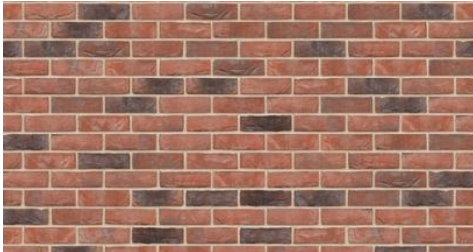
Rowe Court materials as approved under 221693



Materials listed on 0792-WPA-0200 Rev P2, As received on 6 December 2024

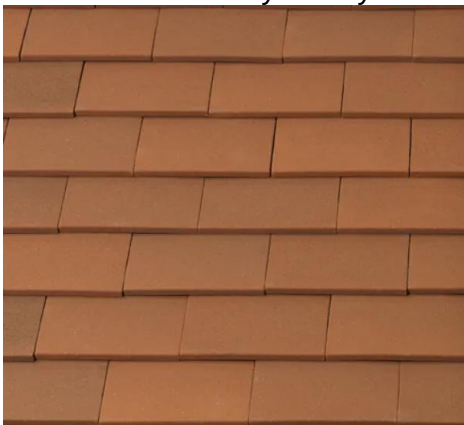
1. 'Facing Bricks - Red brown, Facing Bricks - Red brown, Vandersanden 'Wickford' with Wickford' with natural mortar', confirmed to be a 'light grey' in colour. (<https://www.vandersanden.com/en-uk/products-and-solutions/wickford>)

Mortar <https://remixdrymortar.co.uk/product/general-purpose-masonry-mortar/>



2. 'Soldier course brick - Red Soldier course brick - Red brown, Vandersanden 'Wickford' Wickford' with natural mortar', confirmed to be a 'light grey' in colour.

3. 'Wall and Roof tile – Clay Single Wall and Roof tile – Clay Single Clay Single camber - Farmhouse Brown sandfaced' by Marley.



4. 'Accent tile – Clay Single camber Accent tile – Clay Single camber Clay Single camber - Grey brown sandfaced' by Marley.



5. 'Metal Balustrade and metalwork Metal Balustrade and metalwork generally - PPC painted chocolate brown RAL 8017' by Fekta.

RAL 8017 Chocolate



6. 'Windows - Aluminium framed Windows - Aluminium framed PPC painted chocolate brown RAL 8017 with clear glazing', Auraplast by Rationel. The frames are 'PPC aluminium externally' and timber internally'.

3. CONSULTATIONS

i. Neighbour Consultation

No statutory requirement for any for this type of application.

No responses received.

ii. Chair & Vice Chair of the Planning Application Committee and Norcot Ward Councillors

Not required following changes to the scheme of delegation in April 2020.

4. PLANS CONSIDERED

The Council, in reaching its recommendation, has taken into consideration the following documents and emails submitted by the applicant, together with the following plans:

Plans approved under application 221693

0792-WPA-0110 Rev P1a Ground Floor Plan Proposed

0792-WPA-0200 Rev P1 Elevations – Sheet 01 Proposed

0792-WPA-0201 Rev P1 Elevations – Sheet 02 Proposed

Revised plans submitted for the PL/24/1630 NMA changes

~~0792-WPA-0110 Rev P2 Ground Floor Plan Proposed~~

0792-WPA-0200 Rev P2 Elevations – Sheet 01 Proposed

0792-WPA-0201 Rev P2 Elevations – Sheet 02 Proposed

As received on 6 December 2024

0792-WPA-0110_Rev P3 Ground Floor Plan Proposed

Rowe Court material details proposed for PL/24/1630 (produced by the case officer), with material specification details provided in an email received from the agent on 24/03/2025 at 14:29.

As received 24 March 2025

5. RELEVANT PLANNING HISTORY

221693 Demolition of any remaining fire damaged structure and re-instatement of 63-86 Rowe Court to provide a four-storey building, comprising of 24 studios/ one-bed, one person homes, associated car parking, cycle parking, refuse, amenity space and landscaping. Permitted 3 March 2025

There are no other formal planning applications at 63-86 Rowe Court, however the following application relates to the wider Rowe Court estate:

880354 – Residential Development of 126 dwellings and associated vehicular access – Application Permitted 13 January 1989

6. 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 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.

7. RELEVANT PLANNING 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."

8. RELEVANT POLICIES

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

9. APPRAISAL

A number of changes are proposed as part of this application. It is considered appropriate to consider the changes together due to the nature and extent of the changes proposed

- Introduction of gates and steps into ground floor terrace walls for fire escape purposes.
- Raised planter lowered to ground level.
- Minor changes to fenestration according to detail design development.
- Proposed material specification added to drawings.

The changes proposed to incorporate the introduction of gates and steps into lower floor terrace walls for fire escape routes, the raised planter to be lowered to floor level, minor changes to fenestration and for materials (to match those approved) to be annotated onto the plans are relatively minor changes which do not compromise the approved design and or change in footprint of the proposed development. The amendments are considered to simply represent minor amendments required following commencement of the development and as a result of building control requirements. The changes are considered to be non-material changes and the revised plans are considered acceptable to evidence the requirements for the proposed change. Additional material details have been submitted from the agent by email, which have been put into a material details document by the case officer for the avoidance of doubt.

Replacement of previously approved plans under condition 2 (approved plans) of PL/22/1693
0792-WPA-0110 Rev P1a Ground Floor Plan Proposed
0792-WPA-0200 Rev P1 Elevations – Sheet 01 Proposed
0792-WPA-0201 Rev P1 Elevations – Sheet 02 Proposed

To be replaced by revised plans submitted for the PL/24/1630 NMA changes

~~0792-WPA-0110 Rev P2 Ground Floor Plan Proposed~~

0792-WPA-0200 Rev P2 Elevations – Sheet 01 Proposed

0792-WPA-0201 Rev P2 Elevations – Sheet 02 Proposed

As received on 6 December 2024

0792-WPA-0110_Rev P3 Ground Floor Plan Proposed

Rowe Court material details proposed PL/24/1630

As received 24 March 2025

In practice, the wording of the condition will be altered as follows (elements omitted marked by a strikethrough; additions in bold):

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

Drawing No:

0792-WPA-0102 Rev P1a – Site Plan Proposed

~~0792-WPA-0110 Rev P1a – Ground Floor Plan Proposed~~

Received 16th February 2023

Management and Maintenance Plan for Sustainable Urban Drainage Systems (SuDS) – ref. 5245_MOM_ROW)RPT_MMplan

Drainage strategy and SuDS assessment for the management of surface water runoff and foul water discharge – Ref. 5245_MOM_ROW)RPT_BGDstrategy

Received 14th February 2023

0792-WPA-0101 Rev P1 – Block Plan Proposed

0792-WPA-0111 Rec P1 – First Floor Plan Proposed

0792-WPA-0112 Rev P1 – Second Floor Plan Proposed

0792-WPA-0113 Rev P1 – Third Floor Plan Proposed

0792-WPA-0114 Rev P1 – Roof Plan Proposed

~~0792-WPA-0200 Rev P1 – Elevations – Sheet 01 Proposed~~

~~0792-WPA-0201 Rev P1 – Elevations – Sheet 02 Proposed~~

0792-WPA-0300 Rev P1 – Sections Proposed

Received 7th February 2023

Plans submitted for PL/24/1630

0792-WPA-0200 Rev P2 Elevations – Sheet 01 Proposed

0792-WPA-0201 Rev P2 Elevations – Sheet 02 Proposed

As received on 6 December 2024

0792-WPA-0110_Rev P3 Ground Floor Plan Proposed

Rowe Court material details proposed PL/24/1630

As received 24 March 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Overall comments

In overall terms, officers are content that the proposed changes are acceptable, in themselves and collectively as part of the original application. In light of this being the first s96a application associated with the original application, there are no cumulative impacts to consider in this instance. The proposed changes will practically assist the development being implemented in full, with these changes relating to relatively minor components in the context of the scheme as a whole.

Officers also consider that these changes can be made through the non-material amendment procedure. More specifically, it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom, neighbour amenities, landscaping proposals, transport, highway safety, sustainability or ecological intentions or any other consideration, set within the context of the original permission. This is primarily owing to the context of the overall original scheme and the nature of the surrounding environment, with the proposed changes being of a relatively minor scale and nature in this specific context.

All changes proposed as part of this application are therefore considered to be appropriate by officers and suitable to progress through the non-material amendment procedure.

An informative is recommended which states that this agreed NMA relates only to the changes highlighted. It will also be acknowledged that the agreed NMA shall only be read in the context of the substantive full permission, and is bound by all the conditions and obligations attached to the substantive 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.

11. Conclusion

The local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved original planning permission.

Recommendation Grant Non-material amendments

REPLACEMENT CONDITION 2

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

Drawing No:

0792-WPA-0102 Rev P1a – Site Plan Proposed

Received 16th February 2023

Management and Maintenance Plan for Sustainable Urban Drainage Systems (SuDS) – ref. 5245_MOM_ROW)RPT_MMplan

Drainage strategy and SuDS assessment for the management of surface water runoff and foul water discharge – Ref. 5245_MOM_ROW)RPT_BGDstrategy

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0792-WPA-0112 Rev P1 – Second Floor Plan Proposed

0792-WPA-0113 Rev P1 – Third Floor Plan Proposed

0792-WPA-0114 Rev P1 – Roof Plan Proposed

0792-WPA-0300 Rev P1 – Sections Proposed

Received 7th February 2023

Plans submitted for PL/24/1630

0792-WPA-0200 Rev P2 Elevations – Sheet 01 Proposed

0792-WPA-0201 Rev P2 Elevations – Sheet 02 Proposed

As received on 6 December 2024

0792-WPA-0110_Rev P3 Ground Floor Plan Proposed

Rowe Court material details proposed PL/24/1630

As received 24 March 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 3/03/2023 under reference number 221693, 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure.