

**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: Ms Helen Greenhalgh
60 High Street,
Wimbledon,
London,
SW19 5EE

Application No: PL/25/0489
Application type: Non-Material Amendment

Applicant: Soni.me Ltd

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 Planning Permission PL/22/0299 (granted on 15/06/2022 for the erection of an additional storey to provide office accommodation (Class E) together with minor alterations to the existing building, and the provision of parking and other associated facilities) to change the trigger point in Condition 4 so that the rooftop plant room can be removed prior the submission of the soft landscaping.

At: 42 PORTMAN ROAD, READING

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: 28th April 2025



JRM
**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: 42 PORTMAN ROAD, READING

Application No: PL/25/0489

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CONDITIONS & REASONS

1. Condition 4 is amended as follows:

No development shall commence on site, except the removal of the rooftop plant room, until a comprehensive scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include: a) Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas; b) Details of the green roof, including a section drawing of the green roof, details of the proposed planting species, specifications and maintenance; c) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable; d) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting; The approved soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority. 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: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This application relates only to the change to condition 4 (comprehensive scheme of soft landscaping) of the substantive planning permission ref PL/22/0299. Furthermore, it shall only be read in the context of the substantive permission and is bound by all conditions attached to that permission.

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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 within the recommended timeframes.

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