

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/24/1317 Non-Material Amendment

Address: University of Reading, Whiteknights, Reading, RG6 6UR

Proposal: Non-Material Amendments to planning permission PL/22/0941 (Erection of a single storey extension with associated external and internal alterations to the existing central kitchen building to facilitate the relocation of the School of Art) for ductwork for specialist equipment extract, two dust extraction unit enclosures (located along the south elevation), and re-positioning of cycle storage (retrospective).

Applicant: c/o agent

Received date: 04/10/2024

Target Decision date (ext): 29/05/2025

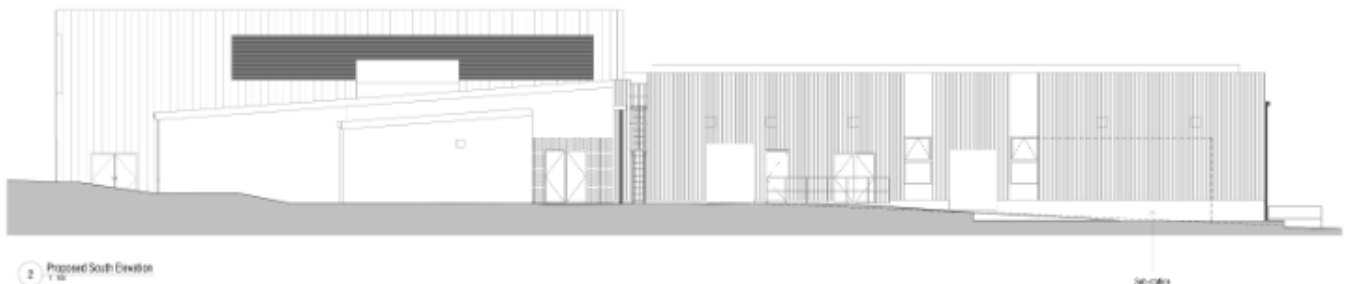
Case Officer: Sian Hickey

This NMA application covers the following retrospective amendments:

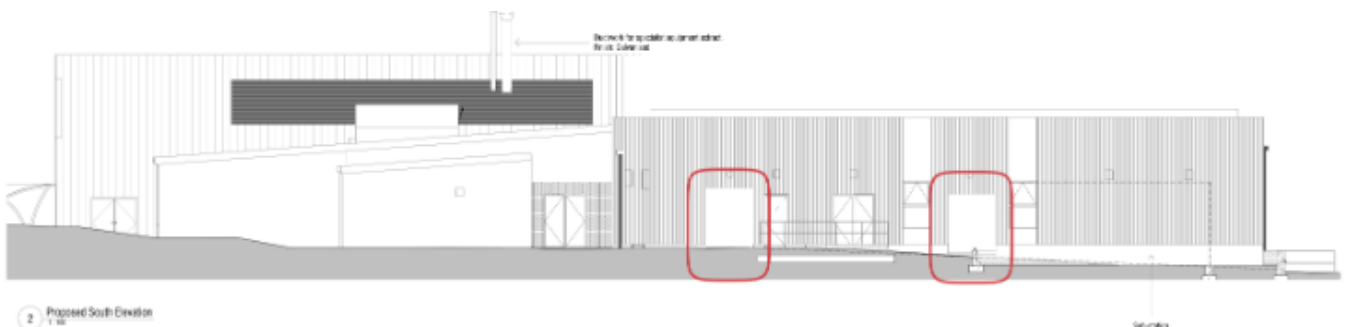
- Ductwork for specialist equipment extract.
- Two dust extraction unit enclosures (located along the south elevation).
- Re-position of cycle storage (providing 30 spaces) to be located closer to the entrance of the building and car park.

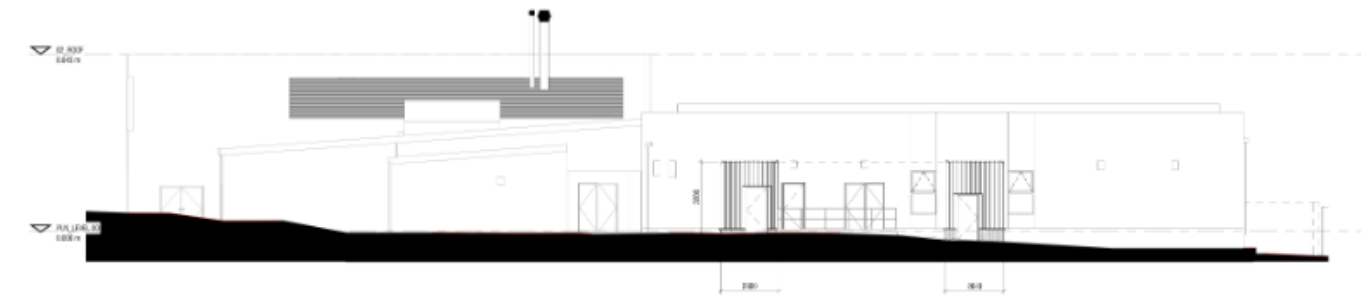
At the time the original planning application was submitted the complete mechanical design had not been concluded. Following further design development, the ductwork and extraction units now form part of the building and, therefore, are included as part of this NMA application.

Approved South Elevation under planning application PL/22/0941:



Proposed South Elevation under current application PL/24/1317:

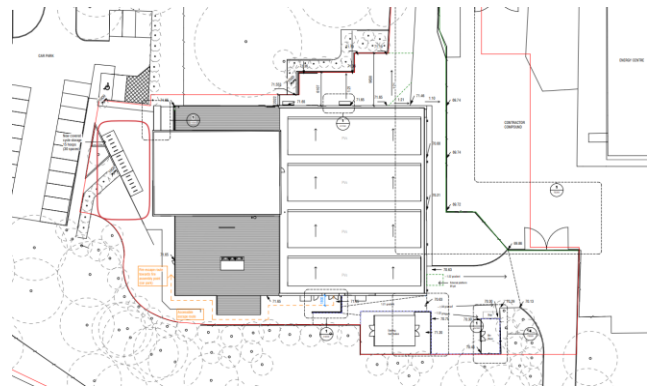
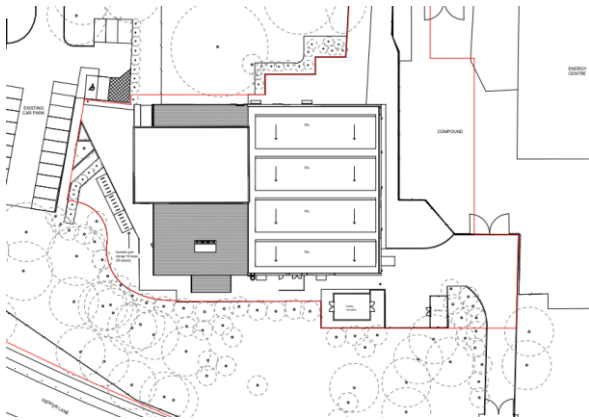




Proposed South Elevation
1:50

Block Plan Approved under application PL/22/0941:

Block Plan Proposed under application PL/24/1317:



PLANNING HISTORY

PL/25/0511 - Application for Approval of Details Reserved by Condition 11 (noise assessment) Of Application PL/22/0941. TO BE DETERMINED

PL/22/0941 - Erection of a single storey extension with associated external and internal alterations to the existing central kitchen building to facilitate the relocation of the School of Art. PERMITTED

090851 - Development of a centralised food production building with associated service yard, substation and widened access road – PERMITTED

081500 – Development of a centralised food production building with associated service yard, substation and widened access road – PERMITTED

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:

- Ductwork for specialist equipment extract.
- Two dust extraction unit enclosures (located along the south elevation).
- Re-position of cycle storage (providing 30 spaces) to be located closer to the entrance of the building and car park.

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 development. It is not considered that this specific proposal raises any additional design concerns, over and above what has been considered appropriate previously. The proposed amendments are considered appropriate in themselves and collectively.

From an amenity perspective, overall, the proposed alterations are not considered to alter the approved plans under application PL/22/0941 to the point that there may be planning concerns, such as harm to neighbouring amenity.

The noise assessment submitted with the application is acceptable as it shows that our noise criterion is met. The air quality details submitted are also deemed acceptable and supports that the spray paint is not causing any harm to the air quality. These details were reviewed by the Environmental Protection Officer.

The re-location of the cycle storage does not involve a reduction in the number of spaces and is, therefore, considered acceptable.

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 PL/22/0941. 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