

**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: Mr Pirks
The Mews,
6 Putney Common,
London,
SW15 1HL

Application No: PL/24/1631
Application type: Non-Material Amendment

Applicant: Steven C/O Agent

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 Application 221693 - Rewording of condition 20 for the installation of an amended balcony design on the rear elevation of the building to minimise overlooking.

At: 63 ROWE COURT, READING, RG30 2HZ

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: 6 June 2025



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

Application At: 63 ROWE COURT, READING, RG30 2HZ

Application No: PL/24/1631

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CONDITIONS & REASONS

20. REPLACEMENT CONDITION 20

The balcony balustrades on the rear (north-west) elevation of the proposed building shall be constructed ONLY in accordance with the following approved plans:

0792-WPA-01-ZZ-DR-A-0205 PROPOSED WEST ELEVATION - PLANNING BALCONY SCREEN

0792-WPA-0110_Rev P3 Ground floor plan
As received 20 March 2025

0792-WPA-Rowe Court-Planting Schedule_Rev C
As received 7 May 2025

0792-WPA-01-00-DR-A-1451-P08 PROPOSED PLANTING PLAN
As received 14 May 2025

The approved balconies shall thereafter be installed before occupation of the flats to which they relate and be retained as such thereafter to minimise overlooking onto adjacent residential properties and gardens in Osborne Road.

REASON: In the interests of protecting the privacy of neighbouring amenity in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

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.

Date: 6 June 2025



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

3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure.

Date: 6 June 2025



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