

**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 James Garside
Austen House,
Station View,
Units A-J,
Guildford,
GU1 4AR

Application No: PL/25/1241
Application type: Non-Material Amendment

Applicant: Reading Borough Council

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 application to planning permission for “Redevelopment of the Site at Dwyer Road to deliver 30 new dwellings, alongside new access, soft and hard landscaping, parking and ancillary works” at Dwyer Road, Reading (PL/23/0612 - Amendments to condition 2 (Approved plans))

At: Land At Dwyer Road, Reading, RG30 3LN

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: 11 September 2025



SDV

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

Application At: Land At Dwyer Road, Reading, RG30 3LN

Application No: PL/25/1241

Application type: Non-Material Amendment

CONDITIONS & REASONS

1.

Condition 2

The plans hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows:

Proposed Elevations Block A, drawing number HTA-A_DR_0250 – Rev E (HTA) (13 August 2025)

Detail Section and Elevation Block A Sheet 1, drawing number HTA-A_DR_0603 – Rev C (HTA) (13 August 2025)

Detail Section and Elevation Block A Sheet 2, drawing number HTA-A_DR_0604 – Rev B (HTA) (13 August 2025)

Ground Floor Plan Block 4, drawing number 28178-WD110 - Rev H (PDP) (22 August 2025)

First Floor Plan Block 4, drawing number 28178-WD110 - Rev G (PDP) (22 August 2025)

Second Floor Plan Block 4, drawing number 28178-WD110 - Rev G (PDP) (22 August 2025)

Third Floor Plan Block 4, drawing number 28178-WD110 - Rev G (PDP) (22 August 2025)

Received 3rd September 2025

Reason: To clarify which plans are approved by this Non-Material Amendment

INFORMATIVES

1. This decision relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of planning permission 230612 granted 28/03/24 and is bound by all the conditions 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: 11 September 2025



SDV

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

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

Date: 11 September 2025



SDV

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