

**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: Mrs Helen Binns
Brandon House,
King Street,
Knutsford,
WA16 6DX

Application No: PL/25/1320
Application type: Non-Material Amendment

Applicant: Mrs Helen Binns

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** a non-material amendment to the planning permission referred to below.

Proposal: Non-Material Amendment to application PL/23/0471 - minor changes to the approved lighting scheme

At: Greggs Unit (Former George and Dragon Public House), Bath Road, Reading, RG30 2HA

For such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 16 October 2025



SDV

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

Application At: Greggs Unit (Former George and Dragon Public House), Bath Road, Reading, RG30 2HA

Application No: PL/25/1320

Application type: Non-Material Amendment

REASONS FOR REFUSAL

1. The proposed changes would materially affect residential amenity and are beyond the scope of Section 96A of the Town and Country Planning Act 1990 for non-material amendments.

INFORMATIVES

1. In making its decision, the Local Planning Authority took into consideration the following plans/documents:

LD230125-1-401 Greggs Bath Road Reading dated 03/07/2025

Site Layout Plan Electrical Services Details Proposed External Lighting 020-09-E-01 P12

Proposed Site Plan Greggs Drive Thru 2136-23 X

Proposed External Items Greggs Drive Thru 2136-28 L

Proposed Boundary Treatments Greggs Drive Thru 2136-30 L

Covering Letter HB/KN/0052/22 dated 17 September 2025

Date: 16 October 2025



SDV

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