

**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 Henk Wieringa
Quadrant House,
Broad Street,
Reading,
RG1 7QE

Application No: PL/25/1086
Application type: Non-Material Amendment

Applicant: Dr Javaid

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

Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission PL/21/1552 to amend landscaping and front garden wall

At: 129 WHITEKNIGHTS ROAD, READING, RG6 7BB

For such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 10 October 2025



SDV

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

Application At: 129 WHITEKNIGHTS ROAD, READING, RG6 7BB

Application No: PL/25/1086

Application type: Non-Material Amendment

REASONS FOR REFUSAL

1. By virtue of the increased scale, materials, prominence and location of the front wall, and the overall change in appearance of the design to the hard and soft landscaping, results in an overly stark appearance, harmful to the streetscene and beyond what could be considered a minor change.

The changes proposed under this Non Material Amendment application are considered material changes in respect of the layout, appearance, design and form of the development and matters relating to the landscaping and front wall and are therefore beyond the scope of this application.

INFORMATIVES

1. In reaching its decision, the Local Planning Authority took into consideration the following plans:
250304 250304 wall of PL/21/1552, Hives architects, 30 July 2025
2822 007P16 Proposed Block Plan
2822 004P16 Existing and proposed street elevations
2822 017P8 Block plan details and comparison front garden
865-LA-P-03 Proposed outbuilding – detailed planting plan
2189 Heritage evaluation, Heritage Fusion
As received 31 July 2025
2. Amendments to the landscaping, work affecting TPO trees and the front wall do not have planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant. However, it has not been possible to resolve relevant concerns to allow permission to be granted within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

Date: 10 October 2025



SDV

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