

**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 Chris Fielder

Application No: PL/25/1189

Application type: Non-Material Amendment

Applicant: Mr Luke Dickson

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 amendments to permission 220258 (allowed on appeal [APP/E0345/W/23/3315618] on 02/04/2024 for 'a residential redevelopment comprising demolition of existing single storey building and erection of 16 dwellings together with associated works- revised scheme following the refusal of application 210526') to alter the wording of conditions 2 (approved plans) and 9 (amenity space) to reflect changes to the approved plans, including: omission of an oriel window on the north elevation at first and second floor level and replacement with north facing windows; omission of a window on the west elevation at first floor level and east elevation at second floor mezzanine level, both with replacement brickwork (amended description).

At: 220 ELGAR ROAD SOUTH, READING, RG2 0BW

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: 22/10/2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *J.M.*

Application At: 220 ELGAR ROAD SOUTH, READING, RG2 0BW

Application No: PL/25/1189

Application type: Non-Material Amendment

CONDITIONS & REASONS

1. REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

- 2000-External Works Rev P11 – Proposed Site Plan
- 2100-Ground Floor Plan Rev P10 – Proposed Ground Floor Plan
- 2101-First Floor Plan Rev P8 – Proposed First Floor Plan
- 2102-Second Floor Plan Rev P9 – Proposed Second Floor Plan
- 2103-SF Mezzanine Plan Rev P4 – Proposed SF Mezzanine Plan
- 2104-Roof Plan Rev P7 – Proposed Roof Plan
- 2200-Proposed Street Elevation Rev P10 – Proposed Street Elevation
- 2201-East & West Elevations Rev P13 – Proposed East & West Elevations
- 2202-North & South Elevations Rev P10 – Proposed North & South Elevs

As received 17/10/2025

- Email from HGP Architects 'Re: 220 Elgar Road South, Reading (PL/25/1189)' dated and received 17/10/2025

Reason: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

2. REPLACEMENT CONDITION 9

No dwelling hereby permitted shall be occupied until the communal outdoor amenity space as shown on the approved Drawing No: Drawing No: 2000-External Works Rev P11 – Proposed Site Plan, as received 17/10/2025, is ready for use hereby approved. The communal outdoor amenity space shall be retained and maintained as approved and shall remain accessible for amenity purposes to all occupiers of the development at all times thereafter so long as the building remains in residential use.

Date: 22/10/2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *J.P.M.*

Reason: To ensure that the provision of outdoor amenity space to serve the development which is provided is retained for such purposes, in accordance with Policies CC7, CC8, H10, EN9 and EN14 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 allowed on appeal on 02/04/2024 under reference number 220258, 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, such as PL/24/1015 agreed on 20/09/2024 and PL/25/1349 agreed on 21/10/2025) 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure within the statutory timeframes.

Date: 22/10/2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *J.P.M.*