

## DELEGATED APPLICATION REPORT

**Address:** 220 Elgar Road South, Reading, RG2 0BW

**Application No:** PL/25/1189

**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).

**Applicant:** ABRI

**Date received (valid from):** 24/09/2025

**Target Decision date:** 22/10/2025

**Case officer:** Jonathan Markwell

### 1. Site Description and Surrounding Area

- 1.1 The application site is rectangular in shape and is located on the western side of Elgar Road South as shown on the location plan below. The site consists of a large single storey flat roof building with parking at the rear. Access to the site is presently prevented owing to a hoarding, as the site awaits redevelopment (see photograph below). There are residential properties to the north, south and west of the site. To the east of the site is Nimrod Way Industrial Estate. To the west is the River Kennet and Waterloo Meadows which is classified as a Local Green Space in Policy EN7 of the Reading Borough Local Plan. The Kennet and Holy Brook Meadows is allocated in Policy EN13 as a Major Landscape Feature.



Left: Site Location Plan, Right: Site photograph from south-east of the site on 30/09/2025.

- 1.2 Half of the site was previously occupied by the Driving Standards Agency (DSA), with the last day of testing taking place in March 2025. The other half was previously used as an office occupied by the Electrical Services Company who vacated in October 2019. Whilst in employment use, the site is not located within a designated Core Employment Area.

### 2. The Proposal

- 2.1 Non-material amendments to planning permission 220258 (allowed on appeal [APP/E0345/W/23/3315618] on 02/04/2024) are proposed. The original permission granted the redevelopment of the site for 16 dwellings. More specifically, the proposal seeks to:

- to alter the wording of conditions 2 (approved plans) and 9 (amenity space) to reflect changes to the approved plans. Those changes comprise:
  - a. omission of an oriel window on the north elevation at first and second floor level and replacement with north facing windows;

b. omission of a window on the west elevation at first floor level and east elevation at second floor mezzanine level, both with replacement brickwork.

2.2 The agent has specified that these changes are sought for the following reasons (as supplied within an email received on 17/10/2025):

| Elgar Road - Schedule of Amendments for NMA Application |                                                                                                                    |                                                                                                                                                      |                                                                                                                                                                        |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item Number                                             | Item                                                                                                               | Description                                                                                                                                          | Reason                                                                                                                                                                 |
| 1                                                       | Removal of oriel bay window                                                                                        | Removal of oriel bay window to the side elevation and to be replaced with a standard window/wall arrangement.                                        | The oriel bay windows have been removed at Client request to make this development a cost effective social housing scheme and remove unnecessary engineering concerns. |
| 2                                                       | Omission of a window on the west elevation at first floor level and east elevation at second floor mezzanine level | Omission of a window on the west elevation at first floor level and east elevation at second floor mezzanine level, both with replacement brickwork. | These windows were deemed unnecessary by our Client.                                                                                                                   |

2.3 It is therefore evident that the changes are to suit the desires of the applicant (who was not actively involved at the time of the original permission), for a combination of ease of construction and value engineering reasons.

2.4 At the outset of the application, prior to validation/registration, a series of other changes (in comparison with the allowed on appeal plans) were identified. The overwhelming majority of these were clarified by the applicant as not being proposed and updated/accurate plans were submitted to confirm the exact extent of the changes proposed.

2.5 During the course of the application the scope of the proposals was reduced. At the outset of the application the following elements were also proposed:

- replacement of decorative angled brickwork with a contrasting conventional brick on all above ground floor level elevations;
- removal of the vehicular and pedestrian gate to the north site entrance.

2.6 However, these elements were omitted by the agent (through the submission of revised plans on 17/10/2025), following officer feedback on these components of the proposals on 06/10/2025.

### 3. Public Consultation

#### i. Neighbour Consultation

No statutory requirement for any for this type of application. However, owing to the nature of the proposals (in particular the removal of the oriel window – angled away from the south elevation of the neighbouring building to the north of the site) two site notices were erected in the public interest. The signs were displayed from 30<sup>th</sup> September 2025, expiring on 21<sup>st</sup> October 2025. No responses have been received.



- ii. Chair & Vice Chair of the Planning Application Committee and Katesgrove Ward Councillors

Not required following changes to the scheme of delegation in April 2020.

#### **4. Internal / External Consultations**

None considered to be required, in the context of original application at the site.

#### **5. Plans Considered**

- i. The Council, in reaching its recommendation, has taken into consideration the application form submitted by the applicant, together with the following documents submitted by the applicant:

- 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 Elevations

As received 17/10/2025

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

#### **6. Relevant Planning History**

210526 - Residential redevelopment comprising demolition of existing single storey building and erection of 18 dwellings together with associated works. Refused 06/12/2021 and dismissed at appeal (Ref APP/E0345/W/22/3291067) on 09/08/2022.

220258 - Residential redevelopment comprising demolition of existing single storey building and erection of 16 dwellings together with associated works (re-submission of application 210526). Refused 12/12/2022. Allowed on appeal (ref APP/E0345/W/23/3315618) on 02/04/2024.

PL/24/1015 - Amendment to drawing under condition 2 of Planning Permission 220258 to correct a drafting error; to change Drawing no: 2200 Rev 8 - Proposed Street Elevation to Rev 7. Non-material amendment agreed 20/09/2024.

PL/25/0886 - Discharge of condition 4 (Demolition and Construction Method Statement) of planning permission PL/22/0258, as allowed on appeal (Ref: APP/E0345/W/23/3315618) on 02/04/2024 (amended description). Condition discharged 08/08/2025. Planning Officer note – this application originally sought to discharge condition 5 too, but this condition was withdrawn from the application prior to a decision being made.

PL/25/1188 - Discharge of condition 5 (Contamination Assessment) of planning permission PL/22/0258, as allowed on appeal (Ref: APP/E0345/W/23/3315618) on 02/04/2024. Current application under consideration by the local planning authority.

PL/25/1349 - 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 condition 5 (contaminated land), amending the trigger point for the approval of details from pre-demolition to pre-construction. Agreed 21/10/2025.

PL/25/1435 - Discharge of conditions 3 (hard and soft landscaping), 6 (sustainable drainage strategy and associated surface water drainage details) & 7 (materials) of planning permission PL/22/0258, as allowed on appeal (Ref: APP/E0345/W/23/3315618) on 02/04/2024. Current application under consideration.

PL/25/1436 - Discharge of conditions 8 (secured by design accreditation), 11 (electric vehicle charging scheme), 13 (cycle parking), 14 (refuse collection, servicing and deliveries and pest and vermin control measures), 15 (biodiversity enhancements scheme), 16 (external lighting) and 17 ('As Built' Standard Assessment Procedure assessment) of planning permission PL/22/0258, as allowed on appeal (Ref: APP/E0345/W/23/3315618) on 02/04/2024. Current application under consideration by the local planning authority.

## **7. Equality Act 2010:**

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

## **8. Relevant Planning Guidance**

- i. Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

## **9. Relevant Policies**

- i. The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

## **10. Appraisal**

A number of changes are proposed as part of this application. It is therefore most appropriate to consider each in turn, in the context of the conditions proposed to be altered. Furthermore, a comparison of the 'as allowed on appeal (approved)' plans and the 'as now proposed' plans are provided, which illustrates the changes in practice.

- 1) Removal of an oriel bay window to the north side elevation at first and second floor level and for this to be replaced with a standard window/wall arrangement.

The justification for this intended change, as provided by the agent on behalf of the applicant, is: "The oriel bay windows have been removed at Client request to make this development a cost effective social housing scheme and remove unnecessary engineering concerns".

It is noted that the proposed change will mean that the second bedrooms at first and second floor will comprise north-facing windows as a result of the change, as opposed to the east facing windows of the originally allowed at appeal scheme. From an amenity perspective, this will reduce levels of light into these bedrooms (with north-facing windows receiving less light generally, with the proximity of the neighbouring building also limiting this too), but not to such an extent to unduly compromise the overall standard of accommodation within these units. It is also acknowledged that this change will result in these windows directly facing the Park View properties to the north of the site, rather than being angled towards Elgar Road South as per the approval. However, as per the aerial and officer photographs below, on the facing elevation closest to the boundary there is only a single window at each floor and this is obscure glazed. Directly opposite where the windows are is

a parking and forecourt area, with the closest directly facing windows set well back from the boundary. As such, no harmful overlooking, loss of privacy, sense of enclosure or loss of outlook, over and above that currently possible from the allowed on appeal scheme, is considered to be caused. From a design perspective, the removal of the oriel bay window removes this previously allowed design feature, but this is not considered to be of any specific design quality (in the context of the scheme as a whole) to resist its removal, as proposed. It is acknowledged, as the applicant points out, that it will assist in making the build a more simplistic / conventional arrangement, but this in itself is not considered a basis for accepting the change. In overall terms though, from a quality of accommodation, neighbouring amenity and design perspective, this proposed change is considered appropriate, and within the context of the scheme as a whole, non-material in nature.



Above: Aerial view accessed via Google Maps. Below: Officer site photos 30/09/2025.



- 2) Omission of a window on the east elevation at second floor mezzanine level and replacement with brickwork to match that already surrounding it

The reason for the proposed change, as explained by the agent on behalf of the applicant, is owing to it being “deemed unnecessary by our Client”.

This proposed change will omit a single window in the upper level of a double height living/dining/kitchen room within Flat 14. Replacement brickwork, matching that of the approved surroundings, will be provided instead. From a quality of accommodation perspective, this will reduce the amount of natural light within this room, but ample light will continue to be provided through other windows within this room. From a maintenance perspective, the non-provision of a window will be easier for future occupiers. In terms of amenity impacts on nearby occupiers, no adverse impacts are envisaged. In respect of the knock-on design implications, it is acknowledged that the omission of a high level window does reduce the irregular symmetry that the allowed on appeal scheme created, with a window within one half of each of the three gables. As such, some of the distinctiveness of the original design would be reduced by the proposed change. However, in relation to the design idiom of the scheme as a whole, this represents an inconsequential change and does not significantly undermine the original design intent of the scheme. Unlike the other two windows at this part of the building, the internal space does not serve single level spaces, so the non-provision of a window at this point could be considered to actually assist legibility. In summary, this change is considered to be non-material in the context of the overall scheme from both amenity and design perspectives.



Allowed on appeal (left) and as now proposed (right) streetscene elevations

### 3) Omission of a window on the west elevation at first floor level

This window has been “deemed unnecessary by our Client”, according to the supporting information provided by the applicant.

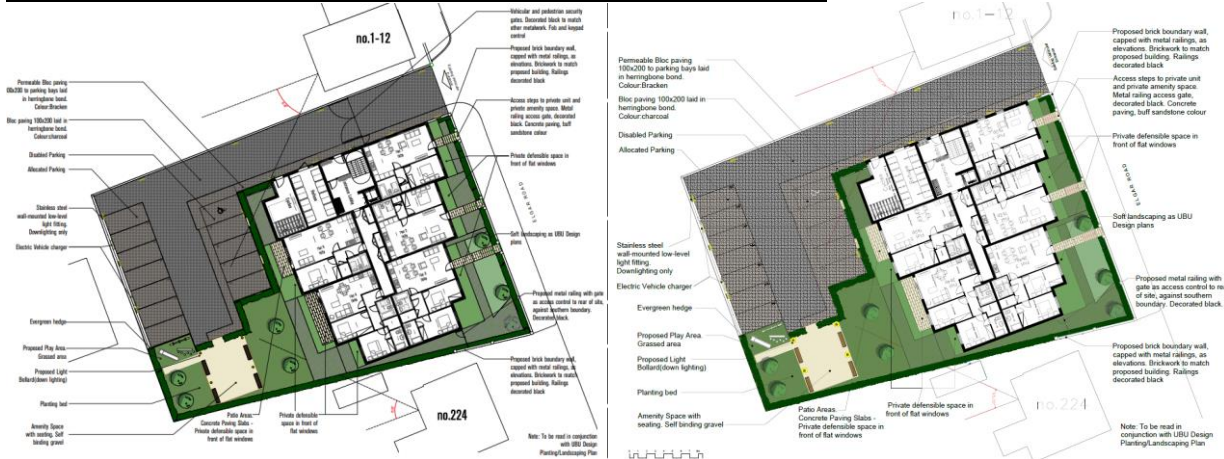
The window to be omitted served an en-suite bathroom to the master bedroom within Flat 8. It was a high-level window only, as shown on the elevation plan. Whilst windows within bathrooms are considered to be preferable from a quality of accommodation perspective, they are not essential features and do not significantly worsen the overall standard of accommodation for future occupiers. No amenity impacts on neighbouring occupiers are envisaged and from a design perspective, the brickwork will match that existing at this part of the building. As such, this change raises no issues.



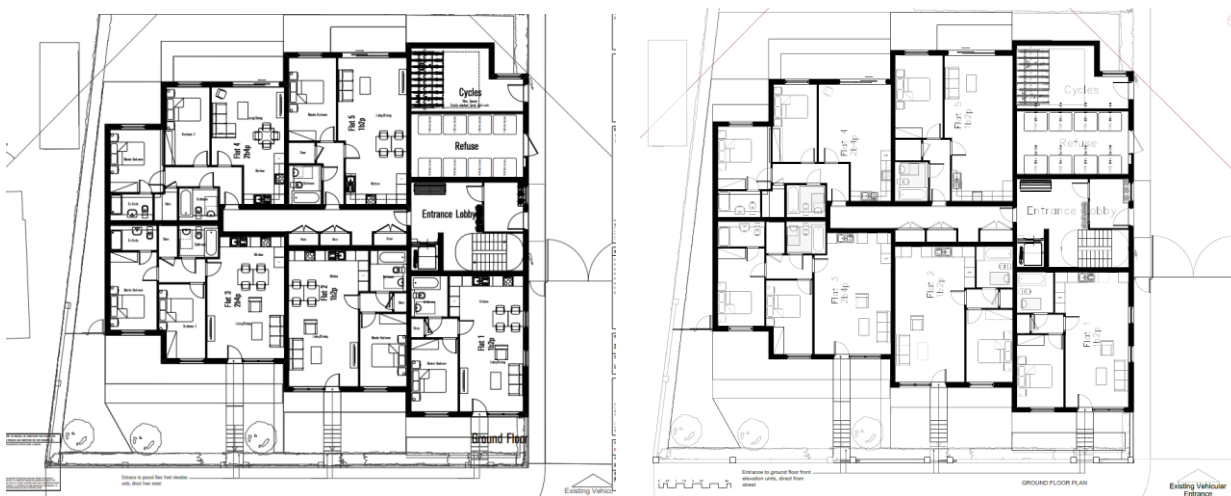
Allowed on appeal (left) and as now proposed (right) west elevation plans

To facilitate these changes, it is proposed for the wording of condition 2 (approved plans) to be altered, to reference the now submitted plans. Given the site plan is referenced in condition 9, the wording of this condition is proposed to be altered too to reflect this.

Comparison of the allowed on appeal and now proposed plans:



Allowed on appeal (left) and as now proposed (right) proposed site plans



Allowed on appeal (left) and as now proposed (right) ground floor plans



Allowed on appeal (left) and as now proposed (right) first floor plans



Second Floor



SECOND FLOOR PLAN

Allowed on appeal (left) and as now proposed (right) second floor plans

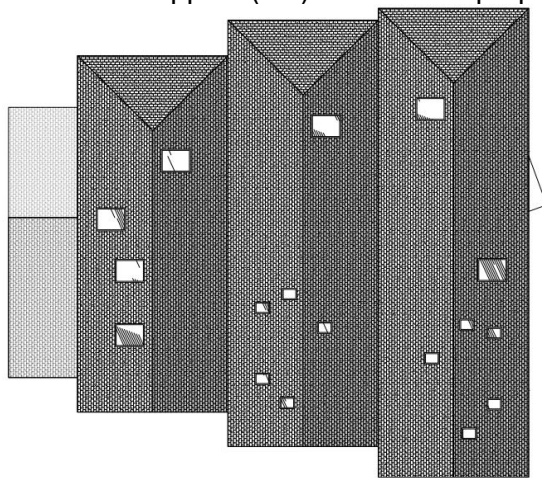


Second Floor Mezzanine Level

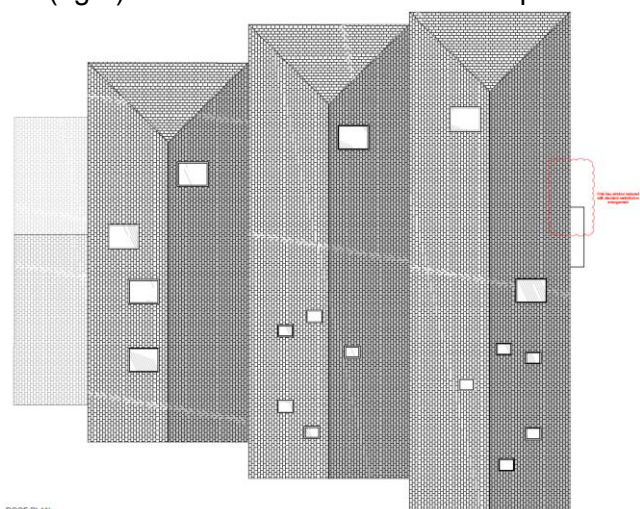


SECOND FLOOR MEZZANINE PLAN

Allowed on appeal (left) and as now proposed (right) second floor mezzanine level plans



Roof plan



ROOF PLAN

Allowed on appeal (left) and as now proposed (right) roof level plans



1. Light colour brick, to match adjacent property
2. Decorative brick
3. Juliet balcony with metal railing
4. Window and door frames to be contemporary style, colour to be anthracite grey
5. Rooflight
6. Concrete tiles
7. Metal framed doors, pattern as indicated, colour anthracite grey
8. Obscure glass fixed light



## Allowed on appeal (above) and as now proposed (below) east elevation plans

1. Light colour brick, to match adjacent property
2. Decorative brick
3. Juliet balcony with metal railing
4. Window and door frames to be contemporary style, colour to be anthracite grey
5. Rooflight
6. Concrete tiles
7. Metal framed doors, pattern as indicated, colour anthracite grey
8. Obscure glass fixed light



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

## Allowed on appeal (left) and as now proposed (right) west elevation plans



Allowed on appeal (above) and as now proposed (below) north elevation plans



Allowed on appeal (left) and as now proposed (right) south elevation plans



Allowed on appeal (left) and as now proposed (right) streetscene elevations

In overall terms, officers are therefore content that the proposed change is acceptable, both in itself and collectively as part of the original allowed on appeal planning permission. In light of this being the third separate s96a application associated with the original permission, the cumulative impacts need to be taken into account too. In summary, it is not considered that this application and previous NMAs (Refs PL/24/1015 and PL/25/1349 – see section 6), when considered together, amount to tipping the balance of what is considered to go beyond what are non-material changes in the context of the original permission.

The proposed changes, as per both the previous NMAs and this proposal, will facilitate the development being implemented in full, with the proposed changes relating to very minor

components in the context of the scheme as a whole. The changes are a result of design development and the desires of the affordable housing provider who is bringing forward the scheme, which can and often do arise as part of major projects of this nature.

Officers also consider that these changes can be made through the non-material amendment procedure. More specifically, it is not considered that the amendments referenced above, either individually or cumulatively, will have any material impact on the overall amenity implications (both in terms of quality of accommodation for future occupiers and the impacts on existing neighbouring / nearby occupiers), design idiom or any other consideration, set within the context of the original allowed on appeal permission. This is primarily owing to the context of the overall original scheme and the nature of the surrounding environment, with the proposed changes being relatively minor in scale and nature in this specific context.

The changes proposed as part of this application are therefore considered appropriate by officers and is suitable to progress through the non-material amendment procedure.

An informative is recommended which states that this agreed NMA relates only to the changes highlighted. It will also be acknowledged that the agreed NMA shall only be read in the context of the substantive full permission, as allowed on appeal, and is bound by all the conditions and obligations attached to the substantive permission. A further informative is recommended which states: *In reaching this decision, the local planning authority is satisfied that the change proposed by this application does not constitute a material change to the approved planning permission.*

#### **4) Conclusion**

- i. The local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved original planning permission.

#### **Recommendation**

Grant Non-material amendments

#### **5) Conditions:**

##### **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 Elevations

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.

##### **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.

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.