

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/1233 Non-Material Amendment

Address: 2 Lomond Avenue Caversham Reading RG4 6PL

Proposal: Non-Material Amendment to application PL/18/0542 - Smaller footprint to extension, removal of sidelights to rear single-storey extension doors, increase in flat roof and removal of parapets. (retrospective)

Applicant: Mrs Judith Barratt

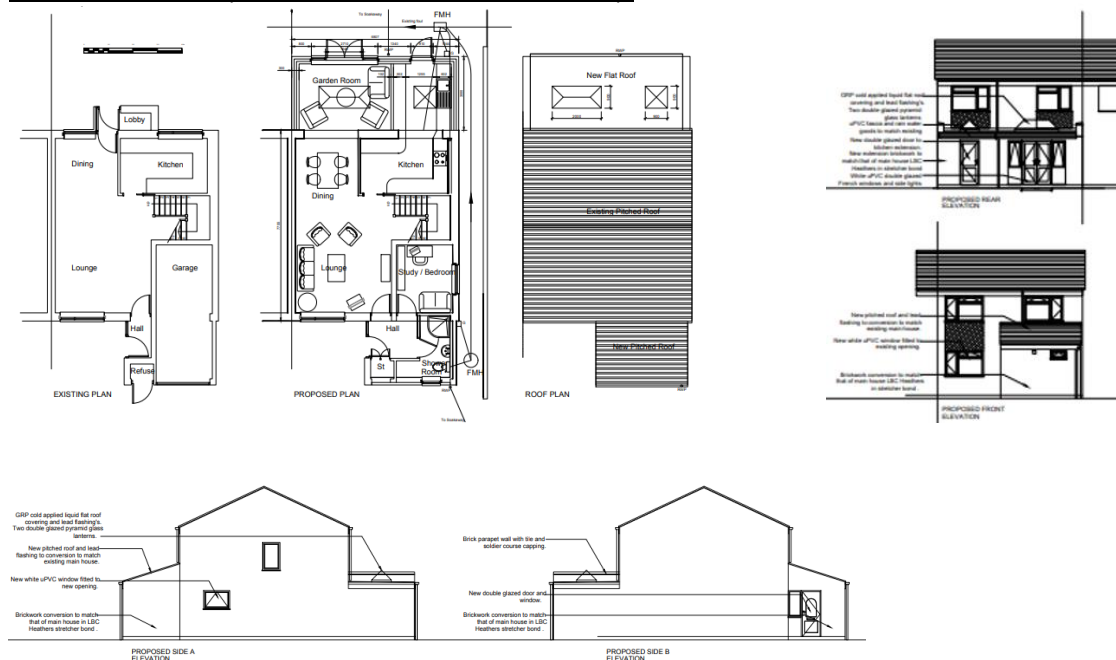
Received date: 02/09/2025

Target Decision date: 30/10/2025

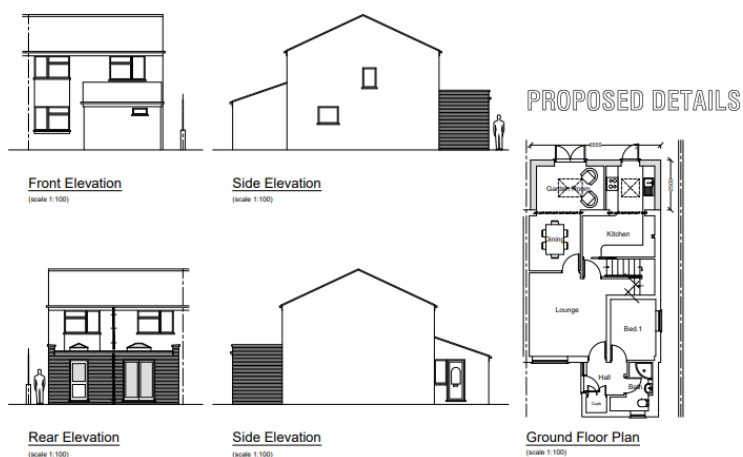
Case Officer: Sian Hickey

PROPOSAL AND SUPPORTING INFORMATION

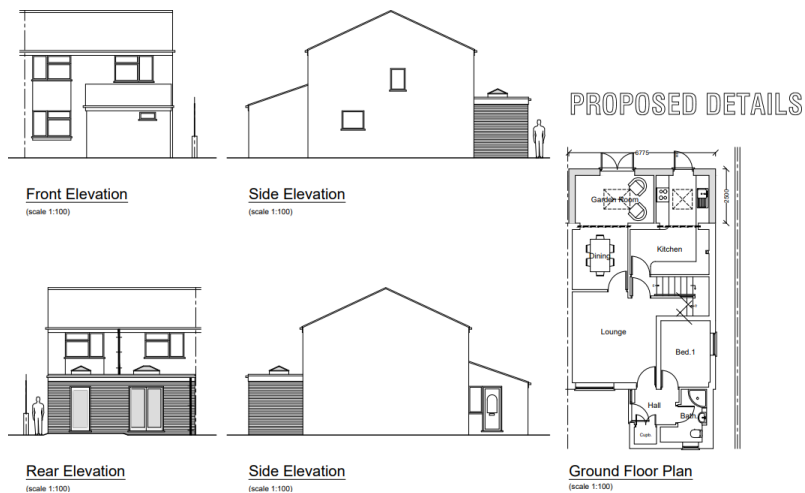
Approved Plans (under application PL/18/0542):



Approved Plans (under Minor Amendment application PL/23/0277)



Proposed Plans (under current NMA application PL/25/1233):



Photograph of site (received from agent on 02/10/2025)



RELEVANT PLANNING HISTORY

180542 - Single storey flat roof rear extension, garage conversion with roof modification (part retrospective)
– Application permitted on 26/7/2018

PL/23/0277 - Minor amendment of planning permission 180542 for change in footprint and rooflights
(amended description) – Application permitted 12/05/2023

CONSULTATIONS

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

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 (including from consultation on the application) 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.

RELEVANT PLANNING POLICY AND GUIDANCE

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."

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

ASSESSMENT

The changes proposed are not deemed to represent a material change to the original permission as the changes would not have a material impact on the overall design and character of the property. It is not considered that this specific proposal raises any additional design concerns, over and above what has been considered appropriate previously.

The reduction in depth of the extension, along with the removal of the sidelights to the extensions rear double doors were allowed under minor amendment application PL/23/0277.

The proposed change under the current application (essentially removing the parapet walls) is considered acceptable. The agent confirmed that during the construction of the extension, the builder suggested to the homeowner to alter the flat roof structure, hence this application has been submitted to reflect what has been built.

From an amenity perspective, overall, the proposed alterations are not considered to alter the previously approved plans to the point that there may be planning concerns, such as harm to neighbouring amenity.

An informative is recommended which states that this permission relates only to the changes to condition 2 (approved plans) of the substantive planning permission ref PL/18/0542.

Furthermore, it shall only be read in the context of the substantive permission.

A further informative is recommended which states: 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.

CONCLUSION

The proposed amendments have been concluded to not be harmful to the character or appearance of the site or its surroundings and it would not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 and H9 of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Document "Design Guide to House Extensions" (2021).

RECOMMENDATION

Approve non-material amendment