

**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: Bellway Homes Limited (Thames Valley) Application No: PL/24/1542
C/o Mr Lloyd MacLachlan Application type: Non-Material Amendment
HGP Architects,
Furzehall Farm, 110 Wickham Road,
Fareham,
Hampshire,
PO16 7JH

Applicant: Mr Chris Weir

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 Amendment Following a Grant of Planning Permission PL/22/1324 to Condition 2 (plans) for amendments to brick bands, external door configurations, two ground floor windows omitted on the ground floor of Block C and other amendments.

At: 97a-113 Caversham Road, Reading RG1 8AR

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: 1 December 2025



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 97a-113 Caversham Road, Reading RG1 8AR

Application No: PL/24/1542

Application type: Non-Material Amendment

CONDITIONS & REASONS

2. REPLACEMENT CONDITION 2

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

Previously approved plans under PL/22/1324

Drawing No.: 7906.LSP.ASP3.D, 7906.LP.40C, ITB17593-GA-003D, ITB17593-GA-004E received on 08/12/2022 ITB17593-GA-001F, ITB17593-GA-002H, ITB17593-GA-006A, 5895-CLK-XX-XX-DRC-0500 P06 received 17/01/2023

Revised plans PL/24/1542

CR-RMA-ZZ-00-DR-A-0002_P3 Site Location Plan Proposed

CR-RMA-ZZ-00-DR-A-0100_P14 Site Plan Ground floor level

CR-RMA-ZZ-01-DR-A-0101_P12 Site Plan First floor level

CR-RMA-ZZ-02-DR-A-0102_P12 Site Plan Second floor level

CR-RMA-ZZ-03-DR-A-0103_P11 Site Plan Third floor level

CR-RMA-ZZ-RF-DR-A-0104_P9 Site Plan Roof level

CR-RMA-ZZ-ZZ-DR-A-0200_P4 Site Elevations A, B & C

CR-RMA-ZZ-ZZ-DR-A-0201_P5 Site Elevations D, E & F

CR-RMA-ZZ-ZZ-DR-A-0202_P5 Site Elevations G, H & I

CR-RMA-ZZ-ZZ-DR-A-0203_P5 Site Elevations J & K

As received 19 November 2024

7906.LP.4.0 Rev Pb Landscape plan, annotated to state that gardens are to be planted with turf.

As received 27 November 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.

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 granted on 05/09/2023 under reference number 221324, and is bound by all the conditions and obligations attached to that permission. That permission still

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stands and this notice (and any other notices issued under section 96a) 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.

Date: 1 December 2025



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