

DELEGATED APPLICATION REPORT

Address: 97a-117 Caversham Road, Reading, RG1 8AN

Application No: PL/24/1542/NMA

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

Applicant: Bellway Homes Limited (Thames Valley)

Date received (valid from): 19/11/2025

Extended target decision date: 01/12/2025

Case officer: Nathalie Weekes

1. Site Description

The application site is on the western side of Caversham Road, adjacent to the roundabout linking to Vastern Road. Planning permission was been granted on 05/09/2023 under 221324/FUL for redevelopment of 97a-117 Caversham Road, and associated land to the rear, to provide 60 dwellings, including affordable housing, together with associated access, parking and landscaping.

2. The Proposal

The proposal is for a second non-material amendment application to planning permission 221324 granted on 05/09/2023. More specifically, the proposal is for amended plans for amendments as stated in the RM_A Summary of Amendments (Bellway Homes – Thames Valley) comprising:

1. Two windows are to be removed from the ground floor of block C
2. A number of windows are to be moved position slightly and window configuration has been updated; however the opening size will remain the same.
3. Design detail at the ground floor of blocks A,B & C has been updated to a flush header brick detail.
4. Amendment to the layout of gardens. Confirmation has been provided in writing that the gardens are to be turf. Information relating to the amended garden layouts and soft and hard landscaping has been considered acceptable.

3. Public Consultation

- i. Neighbour Consultation

No statutory requirement for any for this type of application.

No responses received.

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

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

4. Internal / External Consultations

No internal consultees were consulted in respect of the proposed changes.

5. Plans Considered

i. The Council, in reaching its recommendation, has taken into consideration the supporting letter and application form submitted by the applicant, together with the following plans:

Plans considered

Condition 2

CR-RMA-ZZ-00-DR-A-0001_P1 Site Location Plan Existing

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

RM_A Summary of Amendments (Bellway Homes – Thames Valley), October 2024

As received 19 November 2024

Email on 06/02/2025 08:27 from the agent to confirm that the flush header detail will be following the same brick palette as approved under condition 3.

As received 6 February 2025

Email on 27/11/2025 17.03 from the agent to confirm that the gardens of Plots 51-60 will be turf.

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

with turf.

As received 27 November 2025

6. Relevant Planning History

221324 Redevelopment of 97a-117 Caversham Road, and associated land to the rear, to provide 60 dwellings, including affordable housing, together with associated access, parking and landscaping. Permitted 05/09/2023

231863 Minor amendment of planning permission 221324 for block A, B and the houses where the predominant brick is red. The amended proposal switches the triple soldier course to a 9 stretcher bond course band (with the same depth as before). The new detail is composed of a double grey course at the top and bottom, either side of a broad 5 course red band. Permitted 19/04/2024

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

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

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

10. Appraisal

i A number of changes are proposed as part of this application. It is therefore most appropriate to consider each in turn:

1) Two windows are to be removed from the ground floor of block C

The room that the two windows are proposed to be removed from the ground floor end wall located on the boundary of the development. The living/dining room as approved is dual aspect and the remaining window is considered adequate. The proposed change is considered to result in a negligible change to access to daylight and sunlight.

2. A number of windows are to be moved position slightly and window configuration has been updated; however the opening size will remain the same.

The slight repositioning and changes to the configuration of windows is considered acceptable and the size of the windows will remain the same as those approved.

3. Design detail at the ground floor of blocks A,B & C has been updated to a flush header detail in the same brick palette materials as approved under condition 3. This minor change is considered acceptable.

4. Amendment to the layout of gardens. Confirmation has been provided in writing that the gardens of plots 51 – 60 are to be turf which should not detrimentally impact the biodiversity uplift and wildlife provision of the development.

As such, the above changes are relatively minor and which do not compromise the design idiom of the scheme and or change in footprint of the proposed development. The amendments are considered to simply represent design development, as can be expected on any scheme of this nature. It is considered to be a non-material change and appropriate plans have been submitted to show the proposed changes in full.

In practice, the wording of the condition will be altered as follows (elements omitted marked by a strikethrough; additions in **bold**):

ORIGINAL WORDING OF CONDITION 2

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

Drawing No: CR-RMA-ZZ-00-DR-A-0001_P0 received on 03/10/2022, CR-RMA-ZZ-00-DR-A-0002_P2, CR-RMA-ZZ-ZZ-DR-A-0200_P2, CR-RMA-ZZ-ZZ-DR-A-0201_P3, CR-RMA-ZZ-ZZ-DR-A-0202_P3, CR-RMA-ZZ-ZZ-DR-A-0203_P3, 7906.LSP.ASP3.D, 7906.LP.40C, ITB17593-GA-003D, ITB17593-GA-004E received on 08/12/2022, CR-RMA-ZZ-00-DR-A-0100_P11, CR-RMA-ZZ-01-DR-A-0101_P9, CR-RMA-ZZ-02-DR-A-0102_P9, CR-RMA-ZZ-03-DR-A-0103_P8, CR-RMA-ZZ-RF-DR-A-0104_P6, ITB17593-GA-001F, ITB17593-GA-002H, ITB17593-GA-006A, 5895-CLK-XX-XX-DRC-0500 P06 received 17/01/2023

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.

In practice, the wording of the condition will be altered:

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: ~~CR-RMA-ZZ-00-DR-A-0001_P0 received on 03/10/2022, CR-RMA-ZZ-00-DR-A-0002_P2, CR-RMA-ZZ-ZZ-DR-A-0200_P2, CR-RMA-ZZ-ZZ-DR-A-0201_P3, CR-RMA-ZZ-~~

~~ZZ-DR-A-0202_P3, CR-RMA-ZZ-ZZ-DR-A-0203_P3, 7906.LSP.ASP3.D, 7906.LP.40C, ITB17593-GA-003D, ITB17593-GA-004E received on 08/12/2022, CR-RMA-ZZ-00-DR-A-0100_P11, CR-RMA-ZZ-01-DR-A-0101_P9, CR-RMA-ZZ-02-DR-A-0102_P9, CR-RMA-ZZ-03-DR-A-0103_P8, CR-RMA-ZZ-RF-DR-A-0104_P6, 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.

Overall comments

In overall terms, officers are content that the proposed changes are acceptable, in themselves and collectively as part of the original application. This is the second s96a application associated with the original application, however there are no cumulative impacts to consider in this instance. The proposed changes will practically assist the development being implemented in full, with these changes relating to relatively minor components in the context of the scheme as a whole.

Officers also consider that these changes can be made through the non-material amendment procedure. More specifically, it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom, neighbour amenities, landscaping proposals, transport, highway safety, sustainability or ecological intentions or any other consideration, set within the context of the original 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 of a relatively minor scale and nature in this specific context.

All changes proposed as part of these applications are therefore considered to be appropriate by officers and 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, 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 changes proposed by this application do not constitute material changes to the approved planning permission.

11. Conclusion

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

Condition:

2. REPLACEMENT CONDITION 2

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

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

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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

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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 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.



Original

