

**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: Emma Hardy
101 Victoria Street,
Bristol,
BS1 6PU

Application No: PL/25/1608
Application type: Non-Material Amendment

Applicant: Sorbon Estates Ltd

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** a non-material amendment to the planning permission referred to below.

Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission PL/14/0997 - Amendments to Phase 1A

At: ST MARTINS PRECINCT, CAVERSHAM, READING, RG4 8BA

For such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 21 January 2026



SDV

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: ST MARTINS PRECINCT, CAVERSHAM, READING, RG4 8BA

Application No: PL/25/1608

Application type: Non-Material Amendment

REASONS FOR REFUSAL

1. The changes proposed under this application are considered to be material changes in respect of the appearance of the development, landscaping implications and the need for public consultation. The changes are therefore beyond the scope of this application and not agreed as a non-material amendment.

INFORMATIVES

1. In reaching its decision, the Local Planning Authority took into consideration the following plans and documents:

Ground Floor Plan with Surrounding Context SMCC-BLK-A-PLN_101.1

Proposed Floor Plans SMCC_BLK-A-PLN_101

Proposed Coloured Elevations SMCC_BLK-A-ELV_102

Design and Access Statement

Received 10th November 2025

Date: 21 January 2026



SDV

**Acting Assistant Director, Planning,
Transport & Public Protection**