

DELEGATED APPLICATION REPORT

Ward: Emmer Green ward

App Ref: PL/26/0132 Non-Material Amendment

Address: 5 WOODS ROAD, CAVERSHAM, READING, RG4 6NA

Proposal: Retrospective application for a Non-Material Amendment Following a Grant of Planning Permission PL/22/0451 - Amendments to the position of side elevation windows serving the ground floor WC's and first floor bathrooms. Amendments to the position and size of the rear elevation patio doors serving the ground floor living rooms

Applicant: Brockmer Developments Ltd

Received date: 02/02/2026

Target Decision date: 02/03/2026

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The proposal site is located to the rear of 5 Woods Road, Caversham. The development, however, will be accessed from Orchard Grove to the north of Woods Road. The surrounding area is predominantly residential with a mix of semi-detached and detached dwellings. 5 Woods Road has a large rear garden, along with 4 and 4a Woods Road. To the north of the proposal site is Reading Cemetery, with Micklands School 200m southwest of the proposal site. The proposal site is not within a Conservation Area or within the setting of a heritage asset.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed amendments relate to the positioning of side elevation windows serving the ground floor WC's and first floor bathrooms and amendments to the position and size of the rear elevation patio doors serving the ground floor living rooms.

2.1. Information submitted:

20.65-101 J Site Plan

20.65-104 G Floor Plans

20.65-107 D Elevations

20.65-106 F Elevations

20.65-120 E Site Plan Landscaping

Received by the LPA on 2 February 2026.

2.2. Approved plans under PL/22/0451:

Site Plan – 20.65-101 Rev G

Floor Plans – 20.65-104 Rev E

Elevations – 20.65-106 Rev D

Elevations – 20.65-107 Rev B

Site Plan – Landscaping 20.65-120 Rev C

3. RELEVANT PLANNING HISTORY

220451/FUL – Erection of 2 new 3-bedroom semi-detached dwelling houses. Application permitted on 16/05/2025

220554/HOU - Demolish conservatory and side extension to form first floor extension and wrap around 2 storey extension. – Application Permitted on 15/06/2022

The following applications were not at the proposal site but are considered relevant to this application:

181573/FUL - Erect 1 pair of semi-detached & 1 no detached dwelling at rear of 4a and 5 Woods Road. Demolish No 5 Woods Road & replace with new detached dwelling. Provide new access. – Application Refused on 06/03/2019. Appeal Dismissed on 14/08/2019

191601/FUL - Demolition of property at No5 Woods Rd, form access 2no new Detached dwellings – Application Refused on 13/03/2020

4. CONSULTATIONS

No statutory requirement for any for this type of application.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

6. APPRAISAL

In the context of the permitted scheme, it is not considered that the amendment would have any material impact on the overall design or neighbour amenities. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context.

An informative is recommended which states that this permission relates only to the changes highlighted on the plans. Furthermore, it shall only be read in the context of the substantive permission and is bound by all conditions attached to that permission.

7. CONCLUSION

Overall, the proposed amendment is not considered to bear any significant impact or harm on the application site nor the adjoining properties.

As a result, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

8. RECOMMENDATION

AGREE NON-MATERIAL AMEDEMEMENTS

Conditions:

1. Approved Plans

Informatives:

1. This notice relates only to the changes to the plans as approved under condition 2 (approved plans) of the substantive planning permission (Reference: PL/22/0451) 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.