

**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: Mr Gordon Evans
Office 128,
28A Church Road,
Stanmore,
HA7 4AW

Application No: PL/26/0228
Application type: Non-Material Amendment

Applicant: Mr. Tarun Agrawal

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: Minor amendment for planning permission 161507/OUT for the "Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking. Landscaping a reserved matter" for minor amendments to the gables, fenestration, canopies, boundary treatments and internal amendments.

At: 2, Water Road, Reading, RG30 2NN

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: 23 March 2026



JW

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

Application At: 2, Water Road, Reading, RG30 2NN

Application No: PL/26/0228

Application type: Non-Material Amendment

CONDITIONS & REASONS

The following details are provided as a replacement.

CONDITION 4 is amended as follows

The development hereby permitted shall be carried out in accordance with the following approved Drawings/document:

056_PR_224 B ELEVATIONS - GROUP 1
056_PR_221 B HOUSE PLANS - GROUP 1
056_PR_225 A ELEVATIONS - GROUP 2
056_PR_222 A HOUSE PLANS – GROUP 2
056_PR_226 B ELEVATIONS - GROUP 3
056_PR_223 A HOUSE PLANS - GROUP 3
056_PR_220 PROPOSED BLOCK PLAN
056_PR_228 A MAIN ELEVATIONS
056_PR_227 B MAIN ELEVATIONS
NMA Accommodation Schedule
As received 18 March 2026

056_PR_229 F GENERAL SITE LAYOUT
As received 19 March 2026

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.

Date: 23 March 2026



JW

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

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 18/01/2019 under reference number 161507/OUT 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 including planning permission 220064/REM) 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 resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 23 March 2026



JW

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