

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/26/0169 Non-Material Amendment

Address: 50 CARDIFF ROAD, READING, RG1 8EP

Proposal: Non-Material Amendment following a grant of Planning Permission PL/24/0581 to raise the rear parapet wall as built.

Applicant: Mr S Date

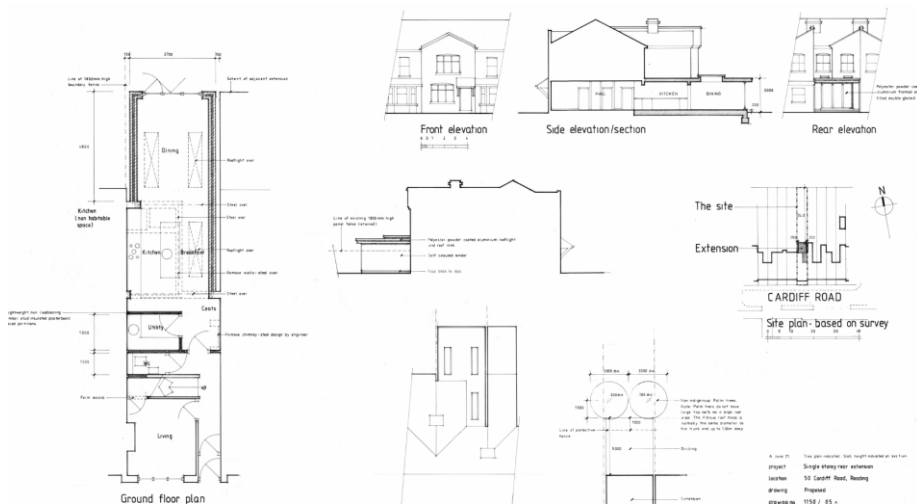
Received date: 06/02/2026

Target Decision date: 31/03/2026 (EoT)

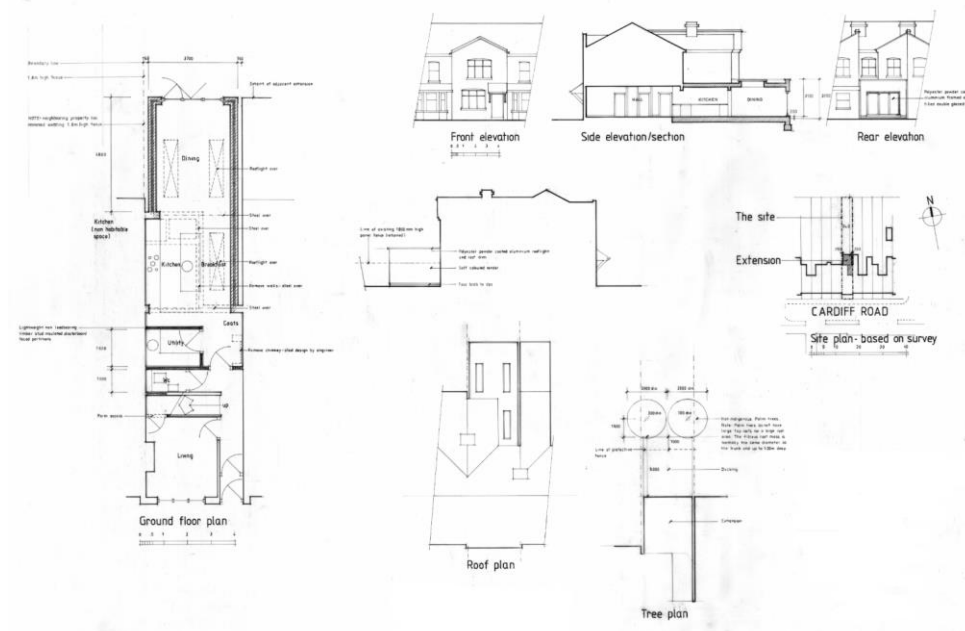
Case Officer: Huimin Chen

1. PROPOSAL AND SUPPORTING INFORMATION

Previously approved plans under permission PL/24/0581: Drawing No. 1150/05 A, received 21/06/24



"As built final" plans under PL/26/0169: Drawing No. 1150/05 C, dated 16/03/26, received 18/03/26



The main differences between the construction as built under this application and the approved plans under PL/24/0581 are as follows:

- Overall height: The construction as built under this application has an overall height of approximately 3.3 m, including the height of the unapproved parapet, whereas the approved overall height was approximately 3.2 m, including the rooflight but with no parapet.
- Rear-facing door: The rear-facing door, as installed, is lower in height than the approved door.

2. PLANNING HISTORY

PL/24/0581 – Single storey rear extension. Granted 13/09/2024.

3. CONSULTATION

Not a statutory requirement for this type of application.

Communication with the agent:

The originally submitted plan, drawing no. 1150/05 B, indicated an overall height of approximately 3.6 m. However, this was incorrect, as confirmed in the applicant's email dated 04/03/2026. In that email, and during the phone call of 13/03/2026, the applicant also clarified that the design of the parapet is based on the Flood Risk Assessment. Please see the image of the email correspondence below:

Regarding the floor level of the property leading to the garden: Prior to the renovation the kitchen had a lower floor level than the rest of the property. Our 'Amended Plan' design shows that we always intended to raise the floor level of the extension to be in line with the rest of the house. This raising of the floor level was substantiated in the Flood Risk Assessment:

2.2. Currently the ground floor of 50 Cardiff Road is split level, with the floor level of the kitchen, at the rear of the property, set 150 mm lower than the other ground floor rooms. Mr Date proposes that extension and remodelled kitchen will have the same floor level as the rest of the house

2.3. All new works will be built as flood damage resilient to a minimum height of 700 mm above ground floor level. - (Page 4, section 2.2 and 2.3, Flood Risk Assessment Report 19 Aug 24.pdf)

"Floor levels: "We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. You will also need to use flood resistant materials up to at least 600mm above the estimated flood level.

"You may be able to reduce this to 300mm if there is a high level of certainty about your estimated flood level. If there is a particularly high level of uncertainty it may need to be increased. - (Page 7, Floor level, Flood Risk Assessment Report 19 Aug 24.pdf)

This assessment was generated specifically at your request and the subsequent approval was granted on the condition that:

'Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within the Flood Risk Assessment, prepared by Simon Jones-Parry BSc CEng MICE, dated 19th August 2024, received 22nd August 2024 shall be implemented in full and maintained in perpetuity for the lifetime of the development.' - (Condition 6, Page 3, Householder Decision Notice - PL_24_0581)

Therefore, I find the concerns regarding the floor level, and the resulting flat roof height, inconsistent with the permission that you granted us in 2024.

Planning Officer's note: Revised plan "As built final" drawing no. 1150/05 C, dated 16/03/26, was received on 18/03/26. With regard to the clarification explaining the overall height as built, the Planning Officer does not consider it relevant to the approved Flood Risk Assessment. The approved Flood Risk Assessment, prepared by Simon Jones-Parry BSc CEng MICE and dated 19 August 2024, received 22 August 2024, identifies the presence of flood risk but concludes that it is low. Accordingly, the property owner is advised to keep a sufficient number of bricks or other suitable materials on hand to raise ground floor furniture should internal flooding threaten, and to subscribe to the Environment Agency's flood warning service (see page 11, Section 7.4, and page 12, Section 9.2 of the Flood Risk Assessment).

For further assessment regarding the increased height resulting from the addition of the parapet, please refer to the Appraisal Section.

4. 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.

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 (including from consultation on the application) 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.

5. APPRAISAL

The proposed non-material amendment to application PL/24/0581 seeks to add a parapet wall above the roof level as built. Other elements, except for the smaller rear-facing door, remain largely unchanged from those approved under planning permission PL/24/0581.

This application relates specifically to the construction of the parapet wall. It is noted that the overall height as built slightly exceeds the approved height by approximately 7–10 cm. While the difference is minor in numerical terms, the resulting height forms part of a parapet whose design is visually dominant and overbearing to neighbouring properties, particularly given that the site is a mid-terrace dwelling with a narrowed rear garden.

Therefore, the proposal is not considered a non-material amendment, as the overall height exceeds the approved height and the parapet design is judged to have a detrimental impact on neighbouring properties due to its visually dominant and overbearing appearance.



6. CONCLUSION

The development as built differs from the approved plans in terms of overall height, which has been increased through the addition of a parapet wall. The parapet design substantially alters the visual appearance of the extension. Given the mid-terrace context and the limited width of the rear garden, the parapet results in a visually dominant and overbearing form.

Therefore, the works as built represent a material amendment that is considered harmful to the character and appearance of the main dwelling and detrimental to the amenity of neighbouring occupiers, contrary

to the Policies CC7 and H9 of the Reading Borough Local Plan 2019 and the Councils Supplementary Planning Document "Design Guide to House Extensions 2021".

7. RECOMMENDATION

Refusal