

**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 Tim Neal
6 Rookwood,
Alton,
GU34 2LD

Application No: PL/26/0169
Application type: Non-Material Amendment

Applicant: Mr S Date

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

Proposal: Non-Material Amendment Following a Grant of Planning Permission PL/24/0581 To raise the rear parapet wall as built.

At: 50 CARDIFF ROAD, READING, RG1 8EP

For such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 1 April 2026



SDV

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

Application At: 50 CARDIFF ROAD, READING, RG1 8EP

Application No: PL/26/0169

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REASONS FOR REFUSAL

1. 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 materially and 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".

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale for the decision to be issued.
2. The decision relates to the following drawings:
 - As built final, drawing No. 1150/05 C, dated 16/03/26, received 18/03/26

Date: 1 April 2026



SDV

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