

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/1509 Non-Material Amendment

Address: 122 KIDMORE ROAD, CAVERSHAM, READING, RG4 7NB

Proposal: Non-Material Amendment to permitted application 240149 - A - square off first floor rear elevation, B - revise rear windows openings, C - alterations to bathroom layout, D - remove side opening

Applicant: [REDACTED]

Received date: 12/11/2024

Target Decision date: 10/12/2024

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprised a detached dwelling on the east side of Kidmore Road in Caversham. The existing dwelling has been demolished. The surrounding area is residential, characterised by detached dwellings in varying character and designs. The building was not listed, and the site is not within a conservation area. Kidmore Road is a classified highway. There are protected trees within the neighbouring residential plot to the south and the site is nearby an existing green link.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal amendments comprise the following:

- Removal of ground floor side elevation pantry room window.
- Removal of first floor side elevation bathroom window.
- Reduced window openings on first floor rear elevation.
- First floor rear corner wall amended from angled to straight corner.

2.1. Information submitted:

22048.S.PP-04 Rev H – Proposed ground floor plan

22048.S.PP-05 Rev H – Proposed first floor plan

Received 3 December 2024

22048.S.PP-06 Rev H – Proposed elevations

Received 10 December 2024

2.2. Approved plans under PL/24/0149:

22048.S.PP-04 Rev E – Proposed ground floor plan

22048.S.PP-05 Rev E – Proposed first floor plan

Received 20 March 2024

22048.S.PP-06 Rev D – Proposed elevations

Received 6 February 2024

3. RELEVANT PLANNING HISTORY

PL/22/1200 - Garage conversion with first floor extension above, two storey side extension, part two storey and single storey rear extension – Application refused

PL/22/1201 - Rear extension measuring 8.0m in depth, with a maximum height of 2.80m, and 2.50m in height to eaves level. Notification of the construction of an extension under class A Part 1 of

Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. – Application permitted

PL/23/0213 - Garage conversion with first floor extension above, two storey side extension, part two storey and single storey rear extension – Application permitted

PL/24/0149 - Demolition of existing dwelling and erection of replacement dwelling (part-retrospective) (amended description). Application permitted

PL/24/0946 – Application for approval of details reserved by condition 6 (habitat enhancement scheme) of application 240149. Condition discharged

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 AMENDMENT

Conditions:

1. Approved Plans

Informatives:

1. This notice relates only to the changes to the plans as approved under condition 2 of the substantive planning permission (Reference: PL/24/0149) 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.