

Date April 2026

Ref. 9436

Non-Material Amendment Statement

Application Ref: 231334

Site: 58 Kings Road, Reading, RG1 3AA

1. Introduction

This statement has been prepared on behalf of the applicant in support of a Non-Material Amendment application pursuant to Section 96A of the Town and Country Planning Act 1990. The application seeks to make minor amendments to the approved development under planning permission ref. 231334.

The proposed amendments comprise minor internal reconfiguration, including adjustments to internal circulation and the repositioning of internal elements such as the lift and staircase, together with associated service alterations, as shown on the submitted drawings.

2. Site and Planning Background

The site comprises an existing mixed-use building located on Kings Road within a highly sustainable urban location.

Planning permission ref. 231334 (granted as a variation of condition to permission ref. 211813) provides consent for the redevelopment and extension of the building to form residential accommodation.

This application seeks to make minor amendments to that approved scheme.

3. Description of Amendments

The proposed amendments are limited in scope and comprise minor internal reconfiguration of the approved layout, including adjustments to internal circulation and the repositioning of internal elements such as the lift and staircase, together with associated service and drainage

alterations.

In addition, minor amendments are proposed at ground floor level in relation to the entrance arrangement, including adjustments to the position and configuration of the entrance door and associated internal layout to Flat 1 and the communal area.

As shown on the submitted drawings:

- Ground Floor: PL-200.1
- First Floor: PL-200.2
- Second Floor: PL-200.3
- Third Floor: PL-200.4

The amendments are limited in scope and do not materially alter the overall external appearance, scale, footprint or height of the approved development.

No changes are proposed to the approved shopfront under planning permission ref. PL/25/0867.

4. Assessment of non-materiality

The proposed amendments are non-material in nature.

The proposed amendments are limited in scope and comprise primarily internal adjustments, together with minor external amendments at ground floor level to the entrance arrangement. The approved residential accommodation, including the number and type of units, remains unchanged.

The amendments do not give rise to any additional impacts in respect of neighbouring amenity, including overlooking, daylight, noise or disturbance. There are no changes to access, servicing or highways arrangements.

The development therefore remains consistent with the approved scheme and its impacts.

5. Planning Policy Context

Given the limited nature of the amendments, the proposal continues to accord with the relevant policies of the Reading Borough Local Plan 2019, including:

- Policy CC1 – Presumption in Favour of Sustainable Development
- Policy CC7 – Design and the Public Realm

The amendments do not alter the policy compliance of the approved development.

6. Implementation and Phasing

This application is being progressed alongside a separate Non-Material Amendment to prior approval ref. PL/25/1212, which relates to minor internal adjustments to the approved layout under the Class MA consent.

Both applications are being advanced concurrently to ensure consistency across the development and to enable the scheme to be implemented as a coordinated whole. The intention is to carry out the development comprehensively in accordance with the approved permissions and associated amendments.

7. Conclusion

The proposed amendments are minor in nature and do not materially affect the character, scale, or impacts of the approved development. They are therefore considered to fall within the scope of a Non-Material Amendment under Section 96A, and approval is respectfully sought.

Emma Louise
The Keen Partnership