

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: PL/26/0527 Non-Material Amendment

Address: 1 SWANSEA TERRACE, TILEHURST, READING, RG31 6HJ

Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission PL/25/1538 to add another window to the forward facing elevation of the new rear extension.

Applicant: Penny Angel

Received date: 20/04/2026

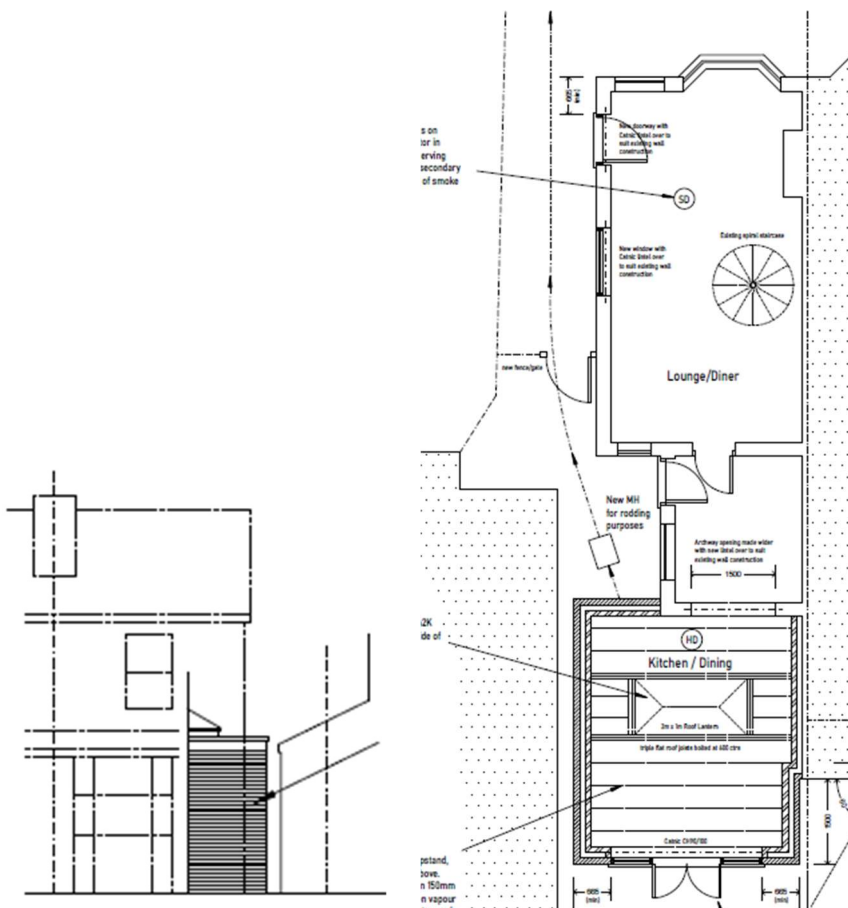
Target Decision date: 18/05/2026

Case Officer: Gary Miles

PROPOSAL

Application for a Non-Material Amendment Following a Grant of Planning Permission PL/25/1538 to add another window to the forward-facing elevation of the new rear single storey extension.

Previously approved:



This plans shows the originally approved ground floor rear extension elevation and floor plan

Plans & Documents considered as part of this Application:

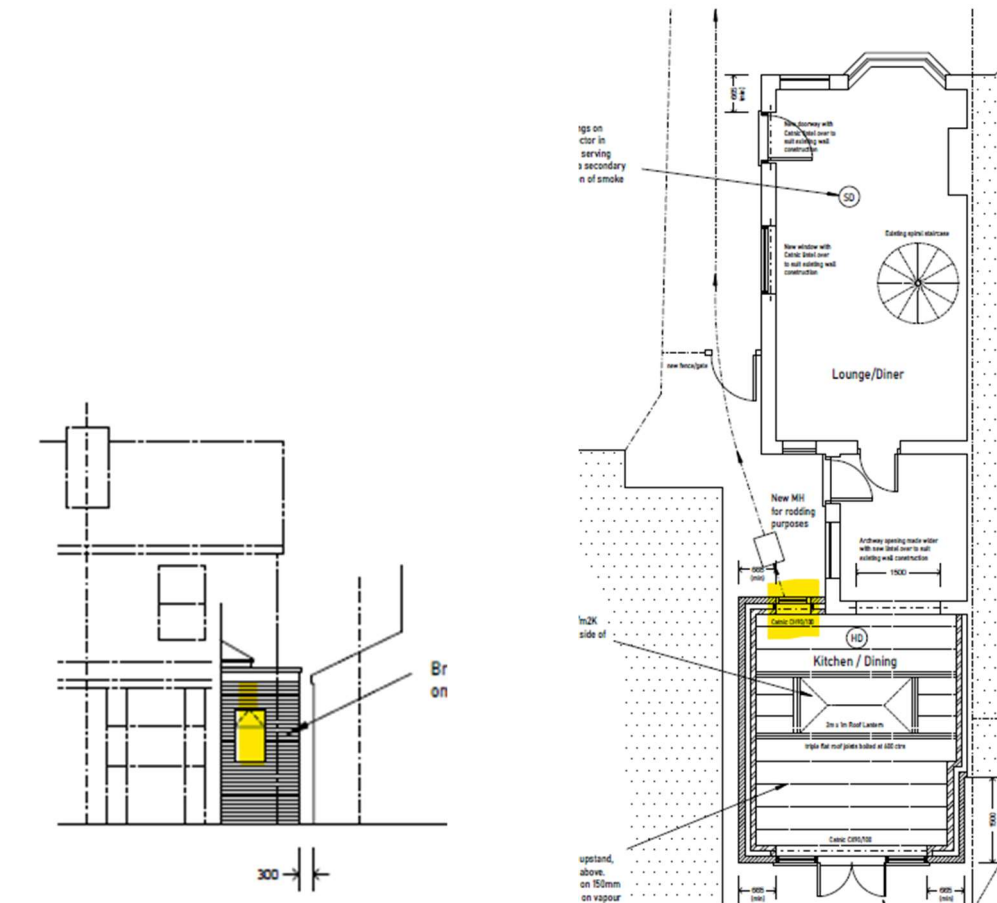
Drawing no: ANGEL-1025-01 rev B – Proposed Ground Floor Plan (additional window added to extension 14/04/26)

Drawing no: ANGEL-1025-02 rev A – Proposed Elevations (additional window added to extension
14/04/26)

Drawing no: ANGEL-1025-06 – Block and Location Plans

Received by the LPA on 20th April 2026

Proposed Plans



This plan shows the originally approved ground floor rear extension and floor plan with the addition of a new forward facing window.

CONSULTATIONS

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

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

RELEVANT PLANNING POLICY AND GUIDANCE

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.

ASSESSMENT

The proposed non-material amendment to application PL/25/1538 seeks to make a minor amendment to add another window to the front facing elevation of the ground floor extension above the new kitchen sink. The window will allow additional light into the corner of the new extension with the added benefit of ventilation when cooking in the kitchen.

The changes proposed are not deemed to represent a material change to the original permission as the changes would not have a material impact on the design and character of the overall extensions. It is not considered that this specific proposal raises any additional design concerns, over and above what has been considered appropriate previously. In addition, the new window will not be visible when looking from the street in front of the property due to its positioning at ground floor level and the existing screening in terms of vegetation and side gate.

The proposed alterations are not considered to alter the plans under application PL/25/1538 to the point that there may be planning concerns.

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.

A further informative is recommended which states that 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.

CONCLUSION

The proposed amendments have been concluded to not materially affect the character or appearance of the permission and would not have a detrimental impact on the original building or neighbouring properties.

As such the proposal is considered to be in accordance with policies CC7 and H9 of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Document "Design Guide to House Extensions" (2021).

RECOMMENDATION

Approve non-material amendment.