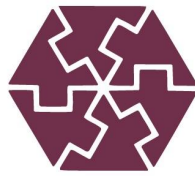


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Mooring
Address Line 1	Upper Warren Avenue
Address Line 2	Caversham
Address Line 3	Reading
Town/city	Reading
Postcode	RG4 7EJ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
469995	175279

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Alistair and Samantha

Surname

Jayne-Coupe

Company Name

Address

Address line 1

Moorings

Address line 2

Upper Warren Avenue

Address line 3

Caversham

Town/City

Reading

County

Country

RG4 7EJ

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Replacement dwelling and garage outbuilding, alterations to driveway, replacement entrance gate and boundary wall along with new outbuilding in rear garden

Reference number

PL/25/1100

Date of decision

24/03/2026

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The proposed non-material amendments comprise the addition of a modest rear dormer and second floor single casement windows to the rear elevation; a half hip roof to the single storey west volume instead of a crown roof; an additional ground floor window to the west elevation; rooflights and solar panels on the east and west main roofs, together with solar panels on the flat roof of the detached outbuilding; a solar battery and inverter housing on the east elevation; and relocation of the entrance gates and boundary fence to avoid root protection areas.

Please state why you wish to make this amendment

The amendments are proposed to improve the design and functionality of the approved dwelling. The overall scale, form, and character of the approved development remain unchanged.

The second floor casement windows are within storage rooms so are not within a habitable space, therefore having no impact upon privacy of the neighbouring properties.

The proposed dormer is within a landing space, which is not a habitable space. This does not create an overlooking issue due to the projecting wings either side blocking views to neighbouring gardens.

The adjustment to the single storey kitchen, utility and pantry roof is to allow a retention of the originally proposed ridgeline without requiring a crown roof, which is preferable.

Solar panels and batteries have been included to allow future-proofing of the property and to take a sustainable approach for the new dwelling.

The gates and boundary fence have been relocated to outside of root protection areas to avoid harm to the adjacent trees.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

25.109.PL.1210 - Proposed Block Plan
25.109.PL.1211 - Proposed Parking
25.109.PL.1212 - Existing and Proposed Site Plans
25.109.PL.1310 - Proposed Ground Floor Plan
25.109.PL.1311 - Proposed First Floor Plan
25.109.PL.1312 - Proposed Roof Plan
25.109.PL.1510 - Proposed Elevations Sheet 1
25.109.PL.1511 - Proposed Elevations Sheet 2
25.109.PL.1512 - Entrance Gate and Garage North and South Elevations
25.109.PL.1513 - Outbuilding
25.109.PL.1514 - Streetscene

New plan/drawing numbers

25.109.PL.1210A - Proposed Block Plan
25.109.PL.1211A - Proposed Parking
25.109.PL.1212C - Existing and Proposed Site Plans
25.109.PL.1310A - Proposed Ground Floor Plan
25.109.PL.1311A - Proposed First Floor Plan
25.109.PL.1312A - Proposed Roof Plan
25.109.PL.1313 - Proposed Second Floor plan
25.109.PL.1510A - Proposed Elevations Sheet 1
25.109.PL.1511B - Proposed Elevations Sheet 2
25.109.PL.1512B - Entrance Gate and Garage North and South Elevations
25.109.PL.1513C - Outbuilding
25.109.PL.1514A - Streetscene

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Chris Allan

Date

16/06/2026