

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/26/0673 Non-Material Amendment

Address: 24 PRIEST HILL, CAVERSHAM, READING, RG4 7RZ

Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission PL24/0324 to change the agreed cladding.

Applicant: Mrs Pamela Mills

Received date: 20/05/2026

Target Decision date: 03/07/2026 (EoT)

Case Officer: Huimin Chen

1. PROPOSAL AND SUPPORTING INFORMATION

Previously Approved Cladding under PL24/0324:

Type:

Walls

Existing materials and finishes:

Red brick

Proposed materials and finishes:

Very light timber to differentiate the extension from the original house and to be subservient to it. None of the siding will be able to be seen from the as any road or public space

Extract of Application Form



Proposed timber cladding for the new extension showing the contrast with the original brickwork, how the simplicity in details and the smoothness of the timber highlights the handmade quality of the original bricks and how the darker bricks remain more dominant

Extract of the Planning Statement

Proposed Amended Cladding under PL/26/0673:

The cladding below is the proposed cladding.

The boards are a similar width as the originally proposed boards, but slightly lighter, like a limed oak.



Extract of IMG_4143 (received 20/05/2026)

2. PLANNING HISTORY

PL24/0324 - Erection of a single storey rear side extension and replacement of single glazed windows with double glazed timber sash windows (amended). Approved 16/05/2024.

3. CONSULTATIONS

Not a statutory requirement for this type of application.

4. 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.

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.

5. ASSESSMENT

The proposed non-material amendment to application PL24/0324 seeks to replace the approved light-coloured timber cladding to be vertically aligned, with a limed oak colour composite timber board to be horizontally aligned. All other details remain unchanged from those approved under planning permission PL24/0324.

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 property. It is not considered that this specific proposal raises any additional design concerns, over and above what has been considered appropriate previously.

The proposed alterations are not considered to alter the approved plans under application PL24/0324 to the point that there may be planning concerns, such as harm to neighbouring amenity.

An informative is recommended which states that this permission relates only to the cladding changes. 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: 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.

6. CONCLUSION

The proposed amendments have been concluded to not be harmful to the character or appearance of the site, or its surroundings and it would not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 and H9 of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Document “Design Guide to House Extensions” (2021).

7. RECOMMENDATION

Approve non-material amendment

Amended Condition 2

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and the application forms, but with an amended cladding (compared to that shown on page 14 of the approved Planning Statement under condition 3) to comprise a limed oak colour composite timber board to be horizontally aligned as shown on IMG_4143, received 20/05/2026.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and H9 of the Reading Borough Local Plan 2019.

Informatives

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref: PL24/0324). It shall be read in the context of the substantive planning permission 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure within the recommended timeframes.