

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/26/0945 Non-Material Amendment

Address: UNIT B6, WORTON DRIVE, READING, RG2 0TG

Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission PL/26/0365 - Relocating no. 1 loading bay/ goods door on the west elevation, installing an additional staff pedestrian access door on the north elevation and converting the approved double entrance door to a double-glazed window on the west elevation. (Amended)

Applicant: UBS Triton General Partner Ltd

Received date: 15/07/2026

Extended Target Decision date: 19/08/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

Unit 6 Worton Drive consists of a large flat roof industrial/storage warehouse unit with a two-storey office element to the southern end, facing onto Worton Drive, within the Worton Grange Industrial Estate located south of Reading town centre. The southern end of the building lies just within flood Zone 2 for river flooding.

It is located within Core employment area EM2c: South of Basingstoke Road on an area of contaminated land.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to amend the original conditions to allow the relocation of no. 1 loading bay/ goods door on the west elevation, to install an additional staff pedestrian access door on the north elevation and to cover the approved double entrance door to provide a double-glazed window on the west elevation. These changes are sought for operational reasons, to provide a more suitable and effective layout for a future user of the site following a Grant of Planning Permission PL/26/0365 for external works to Unit 6.

Amendments are required to Condition 2 plans for application PL26/0365. The remaining conditions 1 (Time limit), 3 (Materials) and 4 (Plant) remain unchanged.

Approved plans under PL26/0365

005 Proposed Ground Floorplan

006 Proposed First Floorplan

007 Proposed Elevations

008 Proposed Site Plan

Proposed revised plans for PL26/0945

009 Rev A Proposed Ground Floor

010 Rev A Proposed First Floor

011 Proposed Elevations

012 Proposed Site Plan

All external materials are proposed to remain unchanged and any changes are proposed to match the materials previously approved under application PL26/0365. No other changes are sought and the building footprint will remain the same.

Plans/documents submitted PL26/0365

Covering letter, Savills, 15 July 2026

Location plan
005 Existing Ground Floor
006 Existing First Floor
007 Existing Elevations
008 Existing Site Plan

009 Rev A Proposed Ground Floor
010 Rev A Proposed First Floor
011 Proposed Elevations
012 Proposed Site Plan
As received 15 July 2026

3. CONSULTATIONS

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO, nevertheless the following were consulted:

- RBC Transport Development Control – There are no transport objections to the proposed changes for the NMA application PL26/0945.

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 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.

4. RELEVANT PLANNING 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."*

5. RELEVANT POLICIES

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies, therefore, do not apply.

6. APPRAISAL

Condition 2 of permission PL/26/0365 includes the following:

"The development hereby permitted shall ONLY be carried out in accordance with the following approved plans/documents:

Site Location Plan

005 Proposed Ground Floorplan

006 Proposed First Floorplan

007 Proposed Elevations

008 Proposed Site Plan.

Proposed External Modifications Justifications Document, Savills

As received 17 March 2026

Supplemental statement Unit 6 Worton Grange with Appendices (002), Savills

As received 28 April 2026

R2 Series Standard Efficiency Heat Recovery (22-45kW) air conditioning product specification

As received 11 May 2026

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved."

Changes to the plans proposed:

Plan Name	Approved under PL/26/0365	Current NMA Proposal
Ground Floor Plans	005 Proposed Ground	009 Rev A Proposed Ground Floor
First Floor Plans	006 Proposed First Floorplan	010 Rev A Proposed First Floor
Elevations	007 Proposed Elevations	011 Proposed Elevations
Site Plan	008 Proposed Site Plan	012 Proposed Site Plan

The changes to include the relocated loading bay/ goods door on the west elevation, installation of an additional pedestrian door and revised west elevation with double glazed window and covered existing double entrance door are considered to be relatively minor changes, which do not compromise the design idiom of the scheme and/or change the footprint of the proposed development. The amendment is considered to simply represent design development, as can be expected of any scheme of this nature. It is considered to be a non-material change, and appropriate plans have been submitted to show the proposed change in full.

Officers are content that the proposed changes are acceptable, in themselves and collectively as part of the original application and in light of this being the first s96a application associated with the original application, there are no cumulative impacts to consider in this instance. The proposed changes will practically assist the development being implemented in full, with these changes relating to relatively minor components in the context of the scheme as a whole. RBC Transport Development Control had no objections to the proposed changes.

An informative is recommended which states that this agreed NMA relates only to the changes highlighted. It will also be acknowledged that the agreed NMA shall only be read in the context of the substantive full permission, and is bound by all the conditions and obligations attached to the substantive 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.

7. RECOMMENDATION

AGREE Non-material Amendment

Amended Condition 2:

"The development hereby permitted shall ONLY be carried out in accordance with the following approved plans/documents:

Site Location Plan

Proposed External Modifications Justifications Document, Savills

As received 17 March 2026

Supplemental Statement Unit 6 Worton Grange with Appendices (002), Savills

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009 Rev A Proposed Ground Floor

010 Rev A Proposed First Floor

011 Proposed Elevations
012 Proposed Site Plan
As received 15 July 2026

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

INFORMATIVES

1. This notice relates only to the changes to condition 2 of planning permission PL/26/0365. It shall only 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. This NMA relates to Condition 2 only and does not extend to permit any Operational Development.
4. This NMA relates to matters under the Planning Acts only. Other licences/approvals may be required.
5. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure.