

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0982 Non-Material Amendment

Address: SOUTH HILL, UPPER WARREN AVENUE, CAVERSHAM, READING, RG4 7EB

Proposal: Minor amendment to of planning permission PL/22/1645 for enlarged rear elevation second floor gable window and 2x new rooflights to existing second floor bedroom

Applicant: Nicole Marsh

Received date: 22/07/2026

Target Decision date: 26/08/2026 (agreed extension of time)

Case Officer: Marcelina Rejwarska

1. SITE DESCRIPTION

The application site comprises a two-storey detached dwelling on Upper Warren Avenue in Caversham. The property is set back from the road by way of a paved driveway. There is a large rear garden which contains an existing outbuilding on the east side of the plot. Upper Warren Avenue is a residential road comprised of detached properties in varying character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed amendments comprise an enlarged rear elevation second floor gable window and 2x new rooflights to existing second floor bedroom.

2.1. Information submitted:

MAB-C4405-280-D_Roof Plan, Elevations and 3D Views-Proposed GA

Received 29 July 2026

MAB-C4405-231-D_Plans-Second Level-Proposed GA

MAB-C4405-001-A_Plans-Location and Site-Proposed GA

Received 22 July 2026

3. RELEVANT PLANNING HISTORY

- 221645 - Replacement of single storey rear extension with new flat roofed extension and balcony over. Changes to doors and windows across rear elevation – Application permitted on 13/01/2023
- 141011 - Demolition of existing bungalow and erection of two storey detached 5-bed house (amended description) – Application refused on 24/10/2014
- 142030 - Single storey extensions to side and rear to form carport and workshop, first floor extension to form four bedrooms with associated bathrooms, two storey front extension above entrance door and secondary loft space accommodation. – Application permitted on 15/5/2015
- 151506 - Alterations & extensions to include single and 2 storey extensions and new single storey out building. – Application permitted on 22/10/2015
- 160545 - Application to discharge condition 5 of approved planning application 142030 – Condition discharged on 22/9/2016
- 161092 - Application for variation of Condition 3: Approved plans, following grant of planning permission 151506, to allow construction of a single storey rear extension, two front dormer windows and relocation of proposed rear dormer windows. – Application permitted on 4/8/2016

4. CONSULTATIONS

No statutory requirement for any for this type of application.

5. 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.

6. APPRAISAL

In the context of the permitted scheme, it is not considered that the amendment would have any material impact on the overall design. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context.

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.

7. CONCLUSION

Overall, the proposed amendment is not considered to bear any significant impact or harm on the application site.

As a result, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

8. RECOMMENDATION

GRANT NON-MATERIAL AMENDMENT

Conditions:

1. Approved Plans

Informatives:

1. This notice relates only to the changes to the plans as approved under condition 2 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.