

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Colony Architects
The Wine Store (unit 7)
Brewery Court
Theale
RG7 5AJ

Application No: PL/26/1033
Application type: Non-Material Amendment

Applicant: Mr David Vokes

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission PL/22/0734 for the creation of a small access path serving the cycle and bin store, together with the erection of a boundary fence and access gate.

At: 67 Southcote Lane, Reading, RG30 3AQ

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 4 September 2026



ADS
**Acting Director, Planning, Transport &
Public Protection**

Application At: 67 Southcote Lane, Reading, RG30 3AQ

Application No: PL/26/1033

Application type: Non-Material Amendment

CONDITIONS & REASONS

REPLACEMENT CONDITION 2

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Dwg No. 809-05-12 Rev B – Proposed West Elevation

Dwg No. 809-05-11 Rev B – Proposed East Elevation

Dwg No. 809-05-10 Rev B – Proposed Front and Rear Elevation

Dwg No. 809-03-11 Rev B – Proposed Second Floor and Roof Plan

Dwg No. 809-03-10 Rev B – Proposed Ground Floor and First Floor Plan

Received 26 October 2022

Dwg No. 809-02-10 Rev H – Proposed Block Plan

Received 4 September 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 permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the section full planning permission granted on 17 June 2024 under reference number PL/22/0734, 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 section 73 permission and the substantive allowed on appeal planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the agreed extended timeframes.

Date: 4 September 2026



ADS
**Acting Director, Planning, Transport &
Public Protection**