

**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: Mr James Garside
Austen House,
Station View,
Units A-J,
Guildford,
Surrey,
GU1 4AR

Application No: PL/26/0721
Application type: Non-Material Amendment

Applicant: N/A

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/24/1589 for amendments to include:

- Change of materials to substation to grey render
- Minor alterations to materials and fenestration on north and south elevations
- Changes to boundary treatment to northern and southern courtyards and retention of weldmesh fence on southern boundary to Bude Walk
- Changes to landscaping including change to steel bollards, replacement of steps on northern boundary with soft landscaping, change of hard surfacing materials to car parking bays and internal perimeter of day centre, new hard landscaping to accommodate bin collection point
- Removal of motorcycle stand.

At: 2, The Willows, Hexham Road, Reading, RG2 7UG

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

Date: 6 October 2026



SDV

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

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Application At: 2, The Willows, Hexham Road, Reading, RG2 7UG

Application No: PL/26/0721

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CONDITIONS & REASONS

The following details are approved as a non-material amendment to PL/24/1589:

Revised Plans including all references throughout PL/24/1589

General Arrangement Layout Stage 5 (08)001 Rev. P05

Received 27th August 2026

Soft Landscape Plan Stage 5 (08)002 Rev. P09

Planning Elevations-GA North and South HEX-CPM-32-1ZZ-D-A-20110 Rev. P07

Ground Floor GA Planning Layout HEX-CPM-31-100-D-A-20010 Rev. P07

Received 24th July 2026

REASON: To clarify which plans and details are approved by this Non-Material Amendment.

INFORMATIVES

1. This decision relates only to the non-material amendments sought and described above. Furthermore, it shall be read in the context of planning permission PL/24/1589 granted 14/10/25 and is bound by all the conditions attached to that permission. That permission still stands and this notice (and any other notices issues 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.

Date: 6 October 2026



SDV

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