

**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 Niles Joyce
Unit 1,
Henson House,
Newtown Road,
Henley-on-Thames,
RG9 1HG

Application No: PL/26/1235
Application type: Non-Material Amendment

Applicant: Mr Harrison Smith

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: Non-Material Amendment Following a Grant of Planning Permission PL/25/1837 - Reduction in size and change of position of the rear ground floor bifold doors. Removal of side facing ground floor window and widening of obscure glazed first floor rear bathroom window

At: 70 BRUNEL ROAD, READING, RG30 3JL

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: 8 October 2026



EH

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

Application At: 70 BRUNEL ROAD, READING, RG30 3JL

Application No: PL/26/1235

Application type: Non-Material Amendment

CONDITIONS & REASONS

1. The following details are approved as a non-material amendment to original planning permission PL/25/1873:
Proposed Ground Floor Plan 15225-04 Rev A received 15 Sept 2026
Proposed First Floor and Roof Plan 15225-05 Rev A received 15 Sept 2026
Proposed Elevations 15225-06 Rev A received 15 Sept 2026

REASON: To clarify which plans have been approved by this Non-Material Amendment.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) any new window on the ground floor west facing side elevation shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. The window shall be glazed with obscure glass before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This notice relates only to the non-material amendments sought and described above. Furthermore, it shall be read in the context of planning permission PL/25/1837 granted 02/03/26 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

Date: 8 October 2026



EH

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

determine the application under the non-material amendment procedure.

Date: 8 October 2026



EH

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