

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/26/1235 Non-Material Amendment

Address: 70 BRUNEL ROAD, READING, RG30 3JL

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

Applicant: Mr Harrison Smith

Received date: 15/09/2026

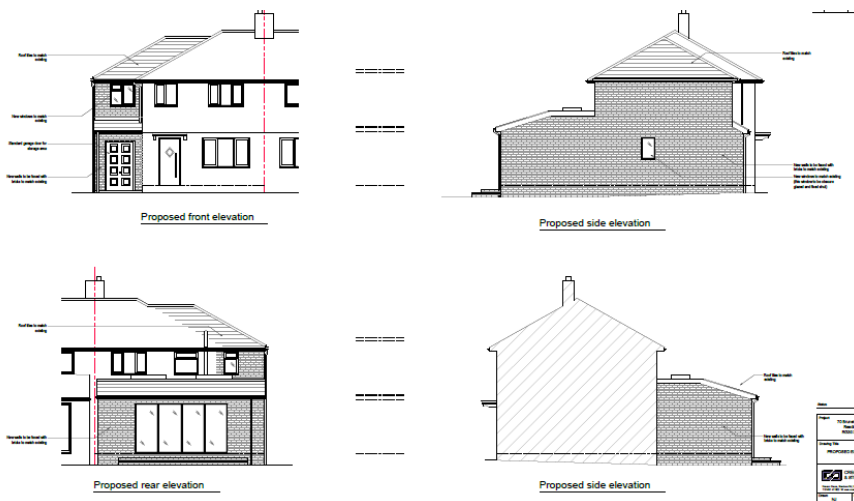
Target Decision date: 13/10/2026

Case Officer: Catrin Davies

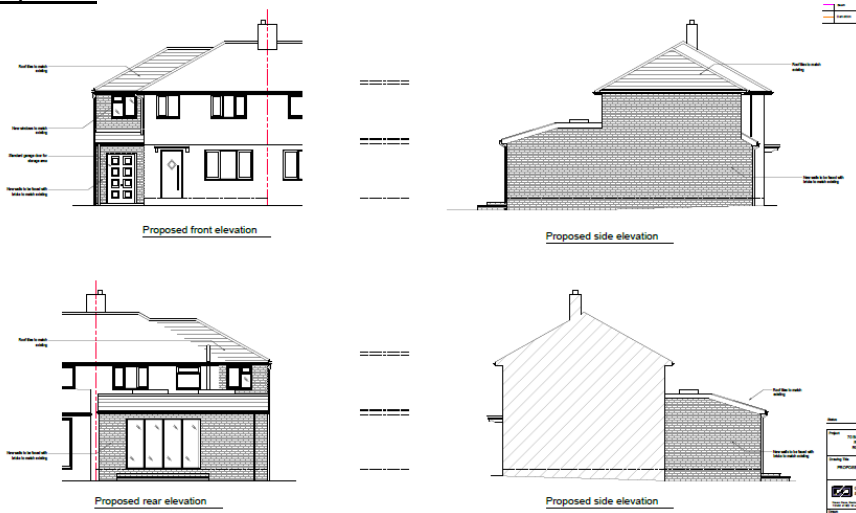
PROPOSAL

The application is a non-material amended to planning application PL/25/1837. The amended involving changes to fenestration.

Approved



Proposed



Amended plans received

15225-04 Rev A received 15 Sept 2026

15225-05 Rev A received 15 Sept 2026

15225-06 Rev A received 15 Sept 2026

CONSULTATIONS

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

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 (including from consultation on the application) 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

RELEVANT PLANNING POLICY AND 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." The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

ASSESSMENT

The application seeks a non-material amendment to planning permission PL/25/1837 involving changes to the approved fenestration. The proposed amendments comprise a reduction in the width of the bi-fold doors on the rear elevation, an increase in the size of a first-floor rear window, and the removal of the ground-floor side window.

The proposed changes are not considered to represent a material amendment to the original permission. In design terms, there would be minimal change to the appearance, or character of the approved extensions. The amendments are minor in nature and do not give rise to any additional design concerns beyond those previously assessed and found acceptable under the substantive planning permission.

No significant material change to the first floor rear bathroom window or ground floor bifold doors in neighbour amenity terms and which do not give rise to any additional amenity concerns beyond those previously assessed and found acceptable under the substantive planning permission.

It is recognised that application PL/25/1837 had a condition requiring the ground floor side window (proposed to be removed) to be obscurely glazed. This was to minimise privacy concerns raised. Whilst this window is set to be removed within the NMA application, which is likely to improve this neighbouring relationship, it is considered reasonable to attach a condition to this application also to require any future ground floor side window on this elevation to be obscurely glazed. This is considered necessary to prevent privacy issues should a future occupier wish to install a side window in this location, and which they may consider to be permitted development. The condition is considered necessary to protect neighbour amenity and is directly linked to the original approval as well as the change being approved.

Given the above, the proposed alterations are not considered to alter the approved plans under application PL/25/1837 to such an extent that new planning concerns would arise. As such, the amendments are considered to be non-material and can be appropriately dealt with under Section 96A of the Town and Country Planning Act 1990.

An informative is recommended stating that this permission relates only to the changes highlighted on the approved plans and must be read in conjunction with the substantive planning permission. Furthermore, all conditions attached to the original permission shall continue to apply.

A further informative is recommended stating that, 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.

CONCLUSION

The proposed amendments have been concluded to not materially affect the character or appearance of the permission and would not have a detrimental impact on the original building or neighbouring properties.

RECOMMENDATION

Approve non-material amendment, with obscure glazing condition.