

CASE OFFICER'S (DTO) REPORT ON APPLICATION NUMBER 24/02284/NONMAT



**Site: St Margarets
Ravensworth Road
Mortimer West End
Reading
RG7 3UD**

INTRODUCTION

This application is for a Non-Material Amendment Following a Grant of Planning Permission reference 24/01122/FUL - Demolition of existing dwelling and garage and construction of replacement dwelling.

Amendments: Increase size of rear Velux windows on second floor from 660 x 1400mm to 780 x 1400mm

PLANNING HISTORY

24/01122/FUL - Demolition of existing dwelling and garage and construction of replacement dwelling - Approved

16/00881/FULD - Demolition of existing dwelling and garage construction of replacement - Approved

PROCEDURAL MATTERS

According to Section 96A of the Town and Country Planning Act 1990, a local planning authority may make a change to any planning permission, or any permission in principle (granted following an application to the authority), relating to land in their area if they are satisfied that the change is not material. 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 (or permission in principle) as originally granted. This power includes power to make a change to a planning permission: (a) to impose new conditions; and (b) to remove or alter existing conditions.

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application.

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore, local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views. As by definition the changes sought will be non-material, consultation or publicity are unlikely to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2017.

ASSESSMENT OF PROPOSED AMENDMENT

The changes to the development approved under planning reference 23/02095/HOUSE are detailed in the above description and details on the submitted plans numbers: 23.27.07 Rev. A (Second Floor Plan), 23.27.08 Rev. A (Roof Plan) and 23.27.07 Rev. B (Plans and Elevations) received on 28 October 2024.

The amendment is to increase the size of the rear Velux windows on the second floor from 660mm x 1400mm to 780mm x 1400mm to allow for development to be in accordance with legislation which mandate the requirement of larger windows.

No comments were made regarding rear windows during the application period. The proposed changes will have limited impact on the overall appearance of the development.

This amendment has been considered with S96A of the Town and Country Planning Act 1990 and The Planning Practice Guidance; the application is recommended for approval.

Copy for Stratfield Mortimer Parish Council
Parish Council Office
Mortimer Library
27 Victoria Road
Mortimer
Reading
RG7 3SH