

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



Expiry Date: 29 April 2025

Application Number: 250838

Location: Former Dobbies Garden Centre, 166 Hyde End Road, Shinfield, Reading

Proposal: Application for non-material amendment to planning consent 212717 to allow change of the wording of conditions 11 and 12 to exclude works of demolition for the development.

Recommendation: Approve

Conditions and/or Reasons

1. Alternative to condition 11

With the exception of the demolition operations, before the commencement of development above finished ground floor level details of the proposed vehicular access on to Hyde End Road to include visibility splays of 2.4m by 120m shall be submitted to and approved in writing by the local planning authority. The accesses shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.

2. Alternative to condition 12

With the exception of the demolition operations, before the commencement of development above finished ground floor level full details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

Recommendation and conditions/reasons agreed: **Connor Corrigan**

Date: **4/4/25**

REMEMBER - The earliest date for a decision on this application is: