

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                                       |                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                                            | 260985                                                                                 |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                  | University Of Reading, J J Thomson Building, Shinfield Road, Reading, Reading, RG6 6ED |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                   | 20 May 2026                                                                            |
| <b>Proposal:</b> Application for non-material amendment to planning consent 251414 to allow adjustments to double gates accessing; repositioning of fence line, lamp post and switch panel/GRP cabinet; installation of a fire resisting fence around oil tank; changes to materials. |                                                                                        |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                                                  | Decision & Date        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 251414          | Full application for the proposed installation of Standby Generator to serve HLS, Maths and DTS at University of Reading to include concrete slab base and fenced enclosure, adjacent to the electricity substation to the rear of the J J Thomson Building. | Approved<br>11/08/2025 |

### **APPRAISAL**

#### **Is the proposed change non-material?**

|     |                                     |
|-----|-------------------------------------|
| Yes | <input checked="" type="checkbox"/> |
| No  | <input type="checkbox"/>            |

#### **Assessment**

Planning permission was granted under application reference 251414 for *Full application for the proposed installation of Standby Generator to serve HLS, Maths and DTS at University of Reading to include concrete slab base and fenced enclosure, adjacent to the electricity substation to the rear of the J J Thomson Building.*

Condition 2 of this permission required the development to be carried out with the approved plans.

However, the following modifications to the originally approved plans are now made:

- Double gates accessing the compound are proposed to open inward rather than outward
- Fence line proposed to sit off the edge of the existing kerb by 400mm
- Switch panel/ GRP cabinet is proposed to be set slightly off the wall of the existing substation. These cabinets are to be Hollybush green (previously approved in grey)
- 2.5m high fence to be installed around oil tank
- Generator and oil tank to be in Hollybush green (previously approved in grey)

- Relocate existing lamp post closer to the substation

From a photograph submitted by the applicant, it would appear these changes have already been made to the approved scheme and this NMA application is therefore retrospective.

It is acknowledged that the 2.5m high fence installed around the oil tank (which is required for safety compliance) was not originally included in the original planning application, and therefore is a new form of development proposed under this NMA. However, the addition of this fence is considered a minor change in the context of the whole scheme, with the fence not being higher than the highest point of the originally approved development and therefore from a visual perspective, would not be overly prominent above and beyond what has already been approved. Furthermore, the fence around the oil tank would not alter, or add to, the original description, as the description already referred to a 'fenced enclosure' of which this also is. In this instance, this new additional built form is considered to qualify as a non-material amendment for this reason. All other proposed modifications are also of considered small scale, contained, and not harmful to the surrounding educational context.

It is also noted that there would be no change to the approved generator, which is the part of the development in closest proximity to the nearby tree. As such, officers do not have concerns that this development would conflict with condition 5 of the original planning permission requiring the development to be carried out in accordance with the previously submitted arboricultural information. Condition 4 (landscaping), would however, need to be amended to refer to the updated landscaping plan submitted as part of this NMA application, to reflect layout changes within the compound.

Overall given the proposed alterations are contained within the approved compound, which itself is not overly prominent in the context of the University of Reading Whiteknights Campus, the proposed amendments are considered to be of modest scale and not a material change to the originally approved scheme.

#### **The Public Sector Equality Duty (Equality Act 2010):**

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

#### **RECOMMENDATION**

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|------------------------|----------------------------------------------------------------------------------------------|
| <b>Recommendation:</b> | Approve – the change is non-material. Conditions 2 and 4 re-worded to refer to updated plans |
| <b>Date:</b>           | 12 May 2026                                                                                  |

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|---------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation<br/>agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                                  | 12/05/26                                                                          |