

MINOR AMMENDMENT (S73) APPLICATION
for development at Land Adj 114 – 116 Scholl Road, Tilehurst, Reading RG31 5AX
Planning application number : 220086

MINOR AMENDMENT TO APPLICATION 220086

DEVELOPMENT AT

Land Adjacent to
114 – 116 School Road
Tilehurst
Reading
RG31 5AX

DEVELOPER

Chesters Place Limited

PREPARED By

C Thorpe

Date

10th January 2023

V1

MINOR AMMENDMENT (S73) APPLICATION
for development at Land Adj 114 – 116 Scholl Road, Tilehurst, Reading RG31 5AX
Planning application number : 220086

The following minor changes are proposed

Increasing the parking from 2 to 3 bays

-

Relocation of the front door to the apartments

-

Removal of the stall risers to the retail unit

-

Opening of the Tax window
on the School Road elevation

-

Additional Velux roof light to Apartment 4
on the Downing Road elevation

Increasing the parking from 2 to 3 bays

Prior to the implemented application (220086), there was an application (211276) which had an allocation for 4 parking bays.

This application was refused, and a successful appeal was made.

The implemented application (220086) was later approved with only 2 parking spaces and construction started due to the appeal of the earlier application still being considered.

Upon the appeal being allowed for the earlier application, the construction was at a point whereby the allocation of 3 parking spaces could be incorporated, so this was done on-site.

As the council is aware, parking along Downing Road had been a critical concern for residents, so we felt it was best to elevate that further and add the additional space.

In the successful planning appeal report, the inspector makes reference to the difference between 2 car parking spaces and 4 – ***“For example, the width of the undercroft is a difference of two car parking spaces, which in my mind is not significant”***

Clearly, the difference between 2 to 3 is even less in visual terms.

However, in terms of elevating the congestion on parking, it is much more beneficial.

Relocating of the front door to the apartments

The original design allowed for the front door to open into the undercroft car parking area. Unfortunately, this design is not suitable and is a fire risk, which was highlighted by Mark Barrett from Reading Council Building Control.

This was also confirmed by the Fire Officer as a part of the building control application consultation.

After discussions, it was agreed the front door to the apartments must be moved to the front of the Downing Road elevation.

Removal of the stall risers to the retail unit

This late addition to the application was at a request of a senior planning officer.

The appeal application and later application did not show these, and we plan to have full-height glass and remove the stall risers.

**Opening of the Tax window
on School Road elevation**

On the School Road elevation, the bedroom to apartment 2 only had one window and there was an additional Tax window.

Due to the orientation of the building and the amount of more light received in opening this window, it was decided to do so.

**Additional Velux roof light to Apartment 4
on Downing Road elevation**

Apartment 4 had one very small window in the front gable to serve the whole lounge area.

Once again due to the orientation of the building, it was decided to add a Velux window in the Downing Road elevation.

It sits at a head height of 1.8m internally.

All of the above changes and alterations do not change the footprint of the building or increase the area in any way

Below are some images of the building as it currently stands, showing the changes.

MINOR AMMENDMENT (S73) APPLICATION
for development at Land Adj 114 – 116 Scholl Road, Tilehurst, Reading RG31 5AX
Planning application number : 220086

SCHOOL ROAD ELEVATION



MINOR AMMENDMENT (S73) APPLICATION
for development at Land Adj 114 – 116 Scholl Road, Tilehurst, Reading RG31 5AX
Planning application number : 220086

CORNER OF SCHOOL AND DOWNING ROAD ELEVATION



MINOR AMMENDMENT (S73) APPLICATION
for development at Land Adj 114 – 116 Scholl Road, Tilehurst, Reading RG31 5AX
Planning application number : 220086

DOWNING ROAD ELEVATION



MINOR AMMENDMENT (S73) APPLICATION
for development at Land Adj 114 – 116 Scholl Road, Tilehurst, Reading RG31 5AX
Planning application number : 220086

APPROVED APPLICATION - 220086

26 May 2022



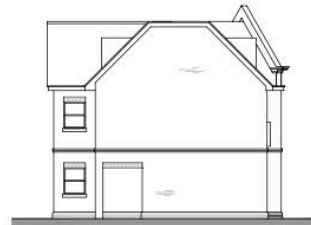
PROPOSED 'DOWNING ROAD' ELEVATION



PROPOSED 'SCHOOL ROAD' ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

MINOR AMMENDMENT (S73) APPLICATION
for development at Land Adj 114 – 116 Scholl Road, Tilehurst, Reading RG31 5AX
Planning application number : 220086

APPROVED APPLICATION VIA APPEAL – 211276

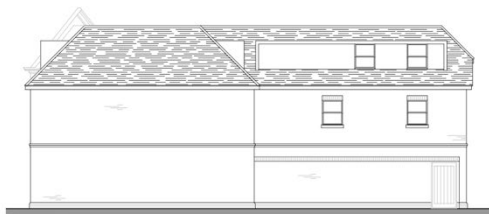
21st September 2022



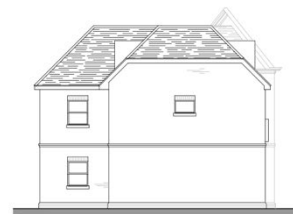
PROPOSED 'DOWNING ROAD' ELEVATION



PROPOSED 'SCHOOL ROAD' ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION