

## **S73 Application - Erection of two 3-bed detached dwellings with associated garaging**

*5 Grass Hill, Reading, RG4 7TJ*

**201233FUL, 215131 APC and 212005 NMA**

### **Summary of Changes**

This application seeks to vary plans approved under the above consents. The below table sets out the proposed plan number changes. A description of the various changes is provided further below.

| <b>Description</b>    | <b>Approved Plans</b>             | <b>Proposed Plans</b>       |
|-----------------------|-----------------------------------|-----------------------------|
| Location & Block Plan | 3707- <b>204A</b>                 | 3707- <b>214B</b>           |
| Site Plan             | 3707- <b>200G</b>                 | 3707- <b>210B</b>           |
| Elevations            | 3707- <b>203B</b>                 | 3707- <b>213B</b>           |
| Ground Floor Plan     | 3707- <b>201C</b>                 | 3707- <b>211B</b>           |
| First Floor Plan      | 3707- <b>202C</b>                 | 3707- <b>212B</b>           |
| Roof Plan             | 3707- <b>206</b>                  | 3707- <b>210B</b>           |
| Landscaping Plan      | 3707- <b>205C</b> and <b>209C</b> | 3707- <b>215B</b>           |
| Tree Protection Plan  | MW.20.0613.TPP. <b>RevC</b>       | MW.20.0613.TPP. <b>RevD</b> |

Further Comparison Plans 3707-**311**, **312** and **313** are submitted so a comparison can be drawn between the consented and proposed schemes.

### **Plans**

The garage to Plot 2 has been repositioned, so as to be an integral garage. An open undercroft area is proposed in the position of the previously consented garage, which will be left clear for vehicle turning.

To allow better vehicle circulation and vehicle turning, the garage on the east side of Plot 1 has been removed and replaced with surface parking on the west side.

The removal of this garage has created space to move the eastern elevation of Plot 1 between 2.5m and 2.9m to the east. This will provide more space for carparking and turning to the west of Plot 1.

Plot 2 remains in the same position however a first floor lounge has been provided to its western elevation, above the undercroft. This extension seeks to maximise the natural light to the primary living space.

Various internal layout changes have been made, however both the plots remain 3 bedroom properties of substantially the same size as the consented properties.

A landscaping scheme has been submitted to demonstrate that the external features of the scheme will remain unchanged, including the access arrangements and the garden amenity space.

### **Elevations**

Changes to the elevations to both Plot 1 and 2 have been carried out so that the two buildings better relate to each other in design terms. Both plots now have a series of shallow gradient mono pitch roofs which provide a better aesthetic solution to the consented drawings.

## Planning

The application does not affect the previously agreed ecology solutions.

All conditions consented under application 215131 APC are proposed to remain unchanged, with the exception of the proposed landscape plan which just reflects the proposed changes to the dwellings.

**April 2022**