



PLANNING STATEMENT
IN SUPPORT OF AN APPLICATION FOR A VARIATION OF
CONDITION TO PLANNING APPROVAL Ref: 212073



ROSE KILN SERVICE STATION
ROSE KILN LANE, READING, BERKSHIRE, RG2 0HP

INTRODUCTION

This planning statement is in support of a Variation of Condition planning application relating to condition 2 of planning approval 212073, dated 08 February 2022, for a single storey extension to the existing forecourt shop following the demolition of the car wash.

This approval Condition 2 specifies the approved drawings and this application is to vary the applicable drawings to now relate to the proposed modified layout.

VARIATIONS

The drawings submitted in this application to vary Condition 2 show the proposed forecourt shop building being minimally altered in shape and arrangement, being generally as;

- a) The external ATM pod has been removed and a new internal ATM has been introduced into the manager's office with the office window being replaced with the ATM with brickwork around the remaining window opening to match the existing; a new store door formed in the external wall.
- b) The section of the proposed extension, directly off the store area, is to be slightly extended to accommodate drainage that is now known to be in that location.
- c) The disabled parking space is to be moved to where the ATM pod was previously intended.

CONCLUSION

These variations are of a minor nature but offer an improvement to the site as a whole. However altering the currently approved external appearance of Rose Kiln Service Station as currently approved does as such, for correctness, require a formal approval acknowledgement. In view of the slight nature of these variation changes it is felt that a reasonable conclusion for this application is one of approval.