

Address: Arthur Hill, Kings Road

Application No: 211570/NMA

Proposal: Non-Material Amendment to condition 2 of planning permission 201135 to amend plans with respect to height, layout and roof.

Case Officer: Alison Amoah

Proposal: The proposed changes are as follows (note Blocks A and B are new buildings to the rear of existing (nearest to Norwood Road) and Block C the new building attached to the retained Block D) along with the reasons given by the agent for the changes:

Height

- *Block C:* Minor increase in depth/thickness of 75mm for the first and second for structural reasons to carry the weight of the air source heat pumps and heating/ventilation system. There would be a corresponding minor increase in the height of the windows. As the increase could be absorbed in the roof void there would be no change to the eaves and ridge height
- *Blocks A and B:*
 - (i) as with Block C, a minor increase in the depth/thickness of each of the floors of the first floor and second floor for the same reasons. This means that there would be a corresponding minor increase in the height of the windows. There would be an increase in the eaves height of 150mm.
 - (ii) Ridge height would increase by 790mm as a result of rationalisation of the roof geometry and increased angle of roof pitch (as the tiles and PVs need a steeper pitch), and the increase in the depth of each of the floors (from 12.175m to 12.965m, 6.5% increase).

Layout

- *Block C* - Rather than building Block C directly off Block D, a new wall would be built on the back of Block D and then Block C would be built off the new wall. This would be to ensure that Block D would be water tight and structurally sound throughout the construction process. This would push Block C backwards 400mm north away from King's Road.
- *Blocks A and B:* Increase in width of 0.79m to accommodate a wider stair core (changing from 27.33m to 28.12m, a 2.89% increase). This increase in width would be accommodated within the site, i.e. without moving the building closer to the properties on the other side of Norwood Road.

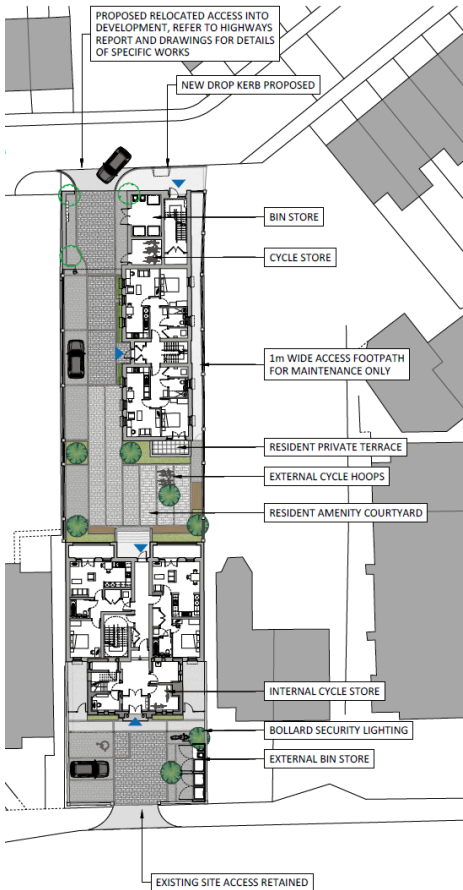
Roof

- *Blocks A, B & C:* openable roof vents added above the stairs, which are required by Building Control for controlling heat / smoke within the stair cores.
- *Block C:* The addition of PVs on the roof slope facing Kings Road, partially obscured by Building D. Required to achieve net zero carbon.

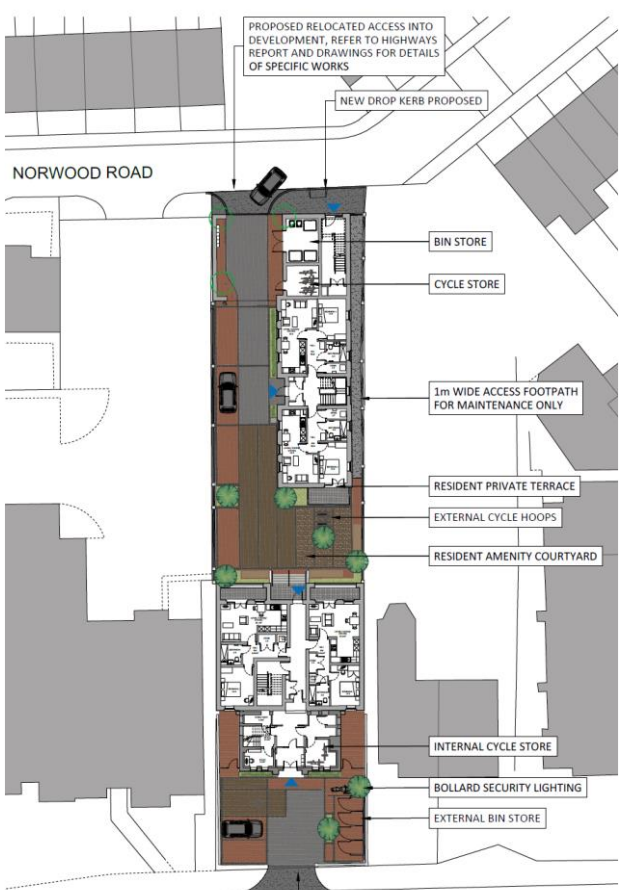
Drainage

- Reading Borough Council will be adopting the footpath and vehicle entrance at the northern end of the site adjacent to Norwood Road. The surface water falling on this area would no longer need to be captured by the on-site drainage and would instead drain towards the road and public sewer, therefore the ACO drain at the site entrance would no longer be required and has been removed.

Approved under 201135



Proposed under 211570





SECTION A - A - NORTH ELEVATION



NORTH ELEVATION - B



SECTION A - A - SOUTH ELEVATION



SOUTH ELEVATION - B



SECTION A - A - EAST ELEVATION



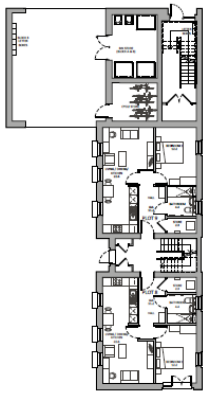
EAST ELEVATION - B



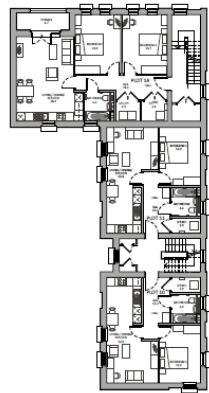
SECTION A - A - WEST ELEVATION



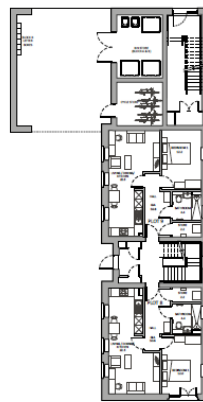
WEST ELEVATION - B



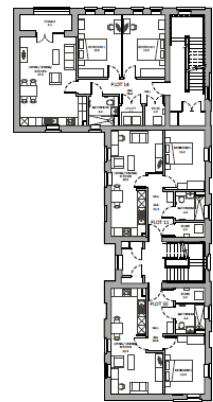
GROUND FLOOR PLAN



FIRST FLOOR PLAN



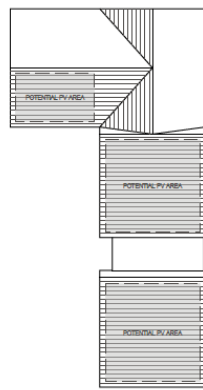
GROUND FLOOR PLAN



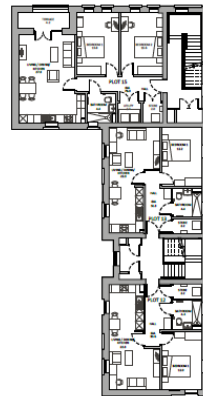
FIRST FLOOR PLAN



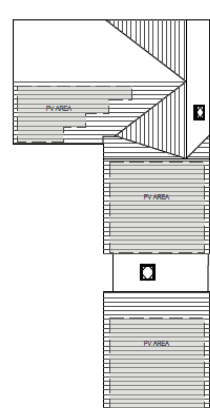
SECOND FLOOR PLAN



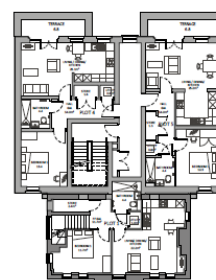
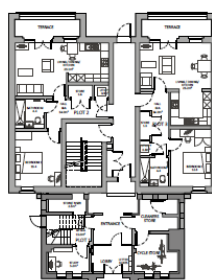
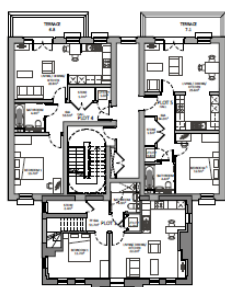
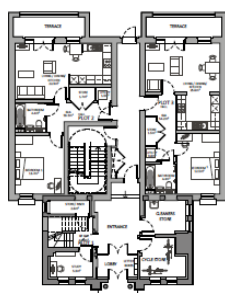
ROOF PLAN



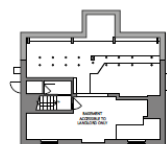
SECOND FLOOR PLAN



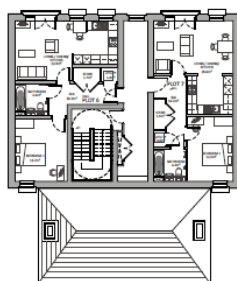
ROOF PLAN



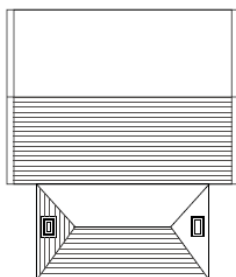
BASEMENT FLOOR PLAN



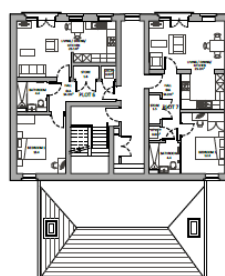
BASEMENT FLOOR PLAN



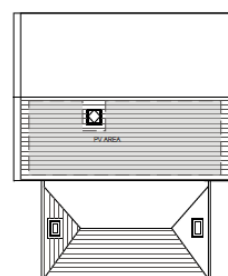
SECOND FLOOR PLAN



ROOF PLAN



SECOND FLOOR PLAN



ROOF PLAN



SECTION A-A



SECTION A-A



SECTION B-B



SECTION B-B



Original Plan approved under 201135/REG3	Proposed Amended Plan under 211570/NMA, received 21 st September 2021
Proposed Site Plan - Drawing no: 8129_P101 Rev B, received 22nd December 2020	Proposed Site Plan - Drawing no: 8129_P101 Rev C
Proposed Floor Plans [Block A and B] Ground and First Floor - Drawing no: 8129_P104 Rev B, received 22nd December 2020	Proposed Floor Plans [Block A and B] Ground and First Floor - Drawing no: 8129_P104 Rev C
Proposed Floor Plans [Block A and B] Second and Roof - Drawing no: 8129_P105, received 12 th August 2020	Proposed Floor Plans [Block A and B] Second and Roof - Drawing no: 8129_P105 Rev A

Proposed Floor Plans Block C and D Basement Ground and First- Drawing no: 8129_P106 Rev C, received 22nd December 2020	Proposed Floor Plans Block C and D Basement Ground and First- Drawing no: 8129_P106 Rev D
Proposed Floor Plans Block C and D Second and Roof - Drawing no: 8129_P107, received 12 th August 2020	Proposed Floor Plans Block C and D Second and Roof - Drawing no: 8129_P107 Rev A
Proposed Elevations Block A and B North and South - Drawing no: 8129_P109 Rev B, received 22 nd December 2020	Proposed Elevations Block A and B North and South - Drawing no: 8129_P109 Rev C
Proposed Elevations Block A and B East and West - Drawing no: 8129_P110 Rev A, received 22nd December 2020	Proposed Elevations Block A and B East and West - Drawing no: 8129_P110 Rev B
Proposed Elevations Block C and D North and South - Drawing no: 8129_P111 Rev B, received 22nd December 2020	Proposed Elevations Block C and D North and South - Drawing no: 8129_P111 Rev C
Proposed Elevations Block C and D East and West - Drawing no: 8129_P112 Rev B, received 22nd December 2020	Proposed Elevations Block C and D East and West - Drawing no: 8129_P112 Rev C
Proposed Section AA & BB - Drawing no: 8129_P113 Rev B, received 22 nd December 2020	Proposed Section AA & BB - Drawing no: 8129_P113 Rev C
Drainage Strategy Statement revision 6.0 (Calcinotto) (23 February 2021).	Drainage Strategy Statement revision 7.0 (Calcinotto) (7 July 2021).

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

Relevant Planning History:

201135/REG3 - Full planning application for 15 flats through the change of use and conversion of the front building from leisure (Use Class D2) to residential (Use Class C3) and demolition of the rear building (Use Class D2) and construction of new residential building (Use Class C3), car parking and landscaping - Approved with S106 28/5/21

Appraisal:

The main external change to Building C would be with respect to the roofscape and the addition of PV panels. The overall form of the building is retained as originally approved and would continue to be more simple than the retained Locally Listed building (D). It is considered that the addition of PV panels to the roof facing King's Road, would not dominate or detract from the ornate façade of the original part of the building. Also this minor change is weighed against the benefit of PV with respect to achieving net zero carbon.

It is not considered that the overall increase in the height of Buildings A and B would have a detrimental effect on the character and appearance of the buildings and the surrounding area, and would have no further significant differing effect with respect to impacts on the amenity of properties on Norwood Road. The buildings are no closer to Norwood Road.

The proposed changes would result in a minimal reduction in the distance between the rear and frontage buildings, which would in turn have a very minor effect on the approved landscaped areas, but not on the private amenity space overall. The amendments would not have a significant detrimental effect on the overall appearance of the scheme.

Conclusion:

The overall changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition

The plans hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows as received 21st September 2021:

- Proposed Site Plan - Drawing no: 8129_P101 Rev C
- Proposed Floor Plans [Block A and B] Ground and First Floor - Drawing no: 8129_P104 Rev C
- Proposed Floor Plans [Block A and B] Second and Roof - Drawing no: 8129_P105 Rev A
- Proposed Floor Plans Block C and D Basement Ground and First- Drawing no: 8129_P106 Rev D
- Proposed Floor Plans Block C and D Second and Roof - Drawing no: 8129_P107 Rev A
- Proposed Elevations Block A and B North and South - Drawing no: 8129_P109 Rev C
- Proposed Elevations Block A and B East and West - Drawing no: 8129_P110 Rev B
- Proposed Elevations Block C and D North and South - Drawing no: 8129_P111 Rev C
- Proposed Elevations Block C and D East and West - Drawing no: 8129_P112 Rev C
- Proposed Section AA & BB - Drawing no: 8129_P113 Rev C
- Drainage Strategy Statement revision 7.0 (Calcinotto) (7 July 2021)

Reason: to clarify which plans are approved by this Non-Material Amendment.

INFORMATIVES

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref:201135). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.