

TOWN & COUNTRY PLANNING ACT 1990

FORMER WOODLEY ARMS PH, WALDECK STREET, READING

APPLICATION FOR PLANNING PERMISSION:
PROPOSED RE-DEVELOPMENT OF SITE WITH 38 STUDENT ACCOMMODATION UNITS
NON-MATERIAL AMENDMENT

PLANNING STATEMENT (Amend. 1)

MARCH 2020



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1.0 INTRODUCTION

- 1.1 This Planning Statement supports an application for a Non-Material Amendment (NMA) to planning permission (Ref. 171893) that allows for the demolition of the existing vacant public house known as the Woodley Arms, and re-development of the site with two student accommodation blocks containing a total of 38 studio units and ancillary accommodation. The NMA is in respect of revisions to the layout of both Blocks 1 and 2.
- 1.2 The NMA is submitted following advice received from a Principal Planning Officer, Planning Section, Directorate of Economic Growth & Neighbourhood Services of Reading Borough Council, dated 4th December 2019. The application is submitted pursuant to Section 96A of the Town & Country Planning Act 1990. The NMA does not seek to amend the number of permitted studio units, but is mainly intended to vary the footprint of Block 2 so as to allow for better use of the internal space - in particular the communal space that the students will use. There are some small changes to Block 1.

2.0 DESCRIPTION OF PROPOSED AMENDMENT

- 2.1 In respect of Block 1, two fire escape doors are proposed on the ground floor. It is also proposed to re-locate the communal room from the second floor to the ground floor, resulting in a bedroom being moved from the ground floor to the second floor. There is no change in room numbers.
- 2.2 The amendments to Block 2 comprise a small enlargement on its southern side. On the ground floor this allows the former Bedroom No. 1 to be replaced with a larger communal area. The double entrance doors are reduced to a single door that will give access to the ground floor and the staircase to the upper floors. New double doors will give direct access to the communal room. A new fire exit will replace a window on the west elevation.

- 2.3 There are also small internal changes to the first and second floors, with the additional footprint also extending to these levels. On the second floor the study room is replaced with a bedroom; maintaining a total of 18 units within the block. Study can be undertaken in the new communal room, which is now a larger facility.
- 2.4 The landscaping plan has been amended to take account of the enlarged building footprint. In addition, Drawings 09A and 010A now show the boundary treatment.

3.0 LIST OF DRAWING AMENDMENTS

- 3.1 The following schedule sets out the drawing amendments:

DRAWING	ORIGINAL REF.	NEW REF.
Site Plan	379/02	379/02A
Ground Floor Plan Block 1	379/03	379/03 (Rev. A)
Upper Floor Plans Block 1	379/04	379/04 (Rev. A)
Ground Floor Plan Block 2	379/05	379/05B
Upper Floor Plans Block 2	379/06	379/06B
Proposed North & West Elevations Block 1	379/07	379/07 (Rev. A)
Proposed South & East Elevations Block 1	379/08	379/08 (Rev. A)
Proposed North & West Elevations Block 2	379/09	379/09B
(+ New with Boundary Treatment)		379/09A
Proposed South & East Elevations Block 2	379/10	379/10B
(+New with Boundary Treatment)		379/10A
Street Scene Elevations	379/11	379/13
Landscape Plan	2031/2A	2031/2B

- 3.2 There are further Drawings 03A, 04A, 05A & 06A contain blue hatching for the CIL calculations.

4.0 CONCLUSION

- 4.1 The NMA proposes small changes, including to the footprint of proposed Block 2, that will allow for a better use of the interior accommodation - in particular the student communal facilities. The NMA is therefore commended for approval.