



Town Planning Bureau

Planning Supporting Statement

RE: MATERIAL AMENDMENT TO PLANNING PERMISSION REF: 200343.
SITE: 1 STATION ROAD, READING, RG1 1LG
LPA REF: 200343.

The Barn
43 Oakdene Road
Redhill
Surrey
RH1 6BT

Tel. 01737 390169

The application comprises:

1. Completed application forms.
2. Red edged site location plan (Location Plan).
3. Proposed drawings - A0.300-revB
4. Decision Notice ref: 200343.

Date: 16th June 2020

We should be grateful if you would give full consideration to the matters set out below.

Our ref: URB-483d-L1-PSB

1. Application

Planning permission ref: 200343 was approved for:

Change of use of ground floor from A2 Financial & Professional Services to mixed-use A3/A5 Restaurant/Take away use & associated works including external ventilation Louvre to Station Road elevation.

e-mail
info@tpbureau.co.uk

The consent was approved subject to nine conditions, of relevance is No.2 that states:

web
www.tpbureau.co.uk

*The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
Drawing No:*

A0.100 - Site Plan Received 6th March 2020

A0.200 - Ground Floor

A0.200 A - Ground Floor General Arrangement Plan A0.300 A - Shopfront Elevations Proposed

Received 16th March 2020

This application seeks to make a amendment to the extant planning permission (200343) issued 25th May 2020 to allow the Applicant to make a minor alteration to the approved scheme. The changes are modest and are detailed below:

Station Road Elevation:

- Increase to size of air intake louver.

Therefore, a Section 73 minor material amendment is sought.

2. Planning Considerations

The louver will provide an essential air intake into the kitchen of the proposed business. In granting planning permission, the Council supported the provision of the louver, however, at detailed design an increase of size is required to allow sufficient air into the premises the business to operate and function.

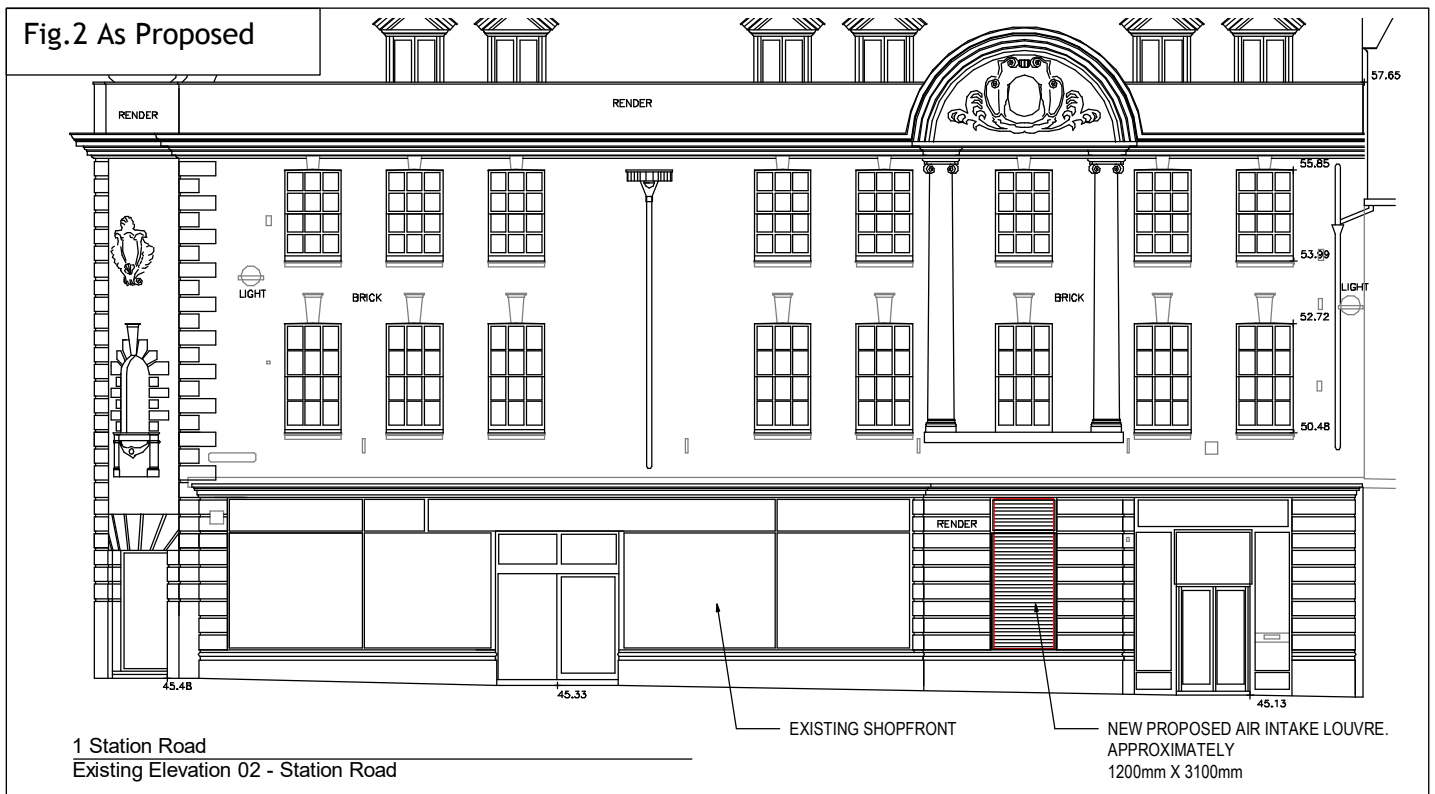
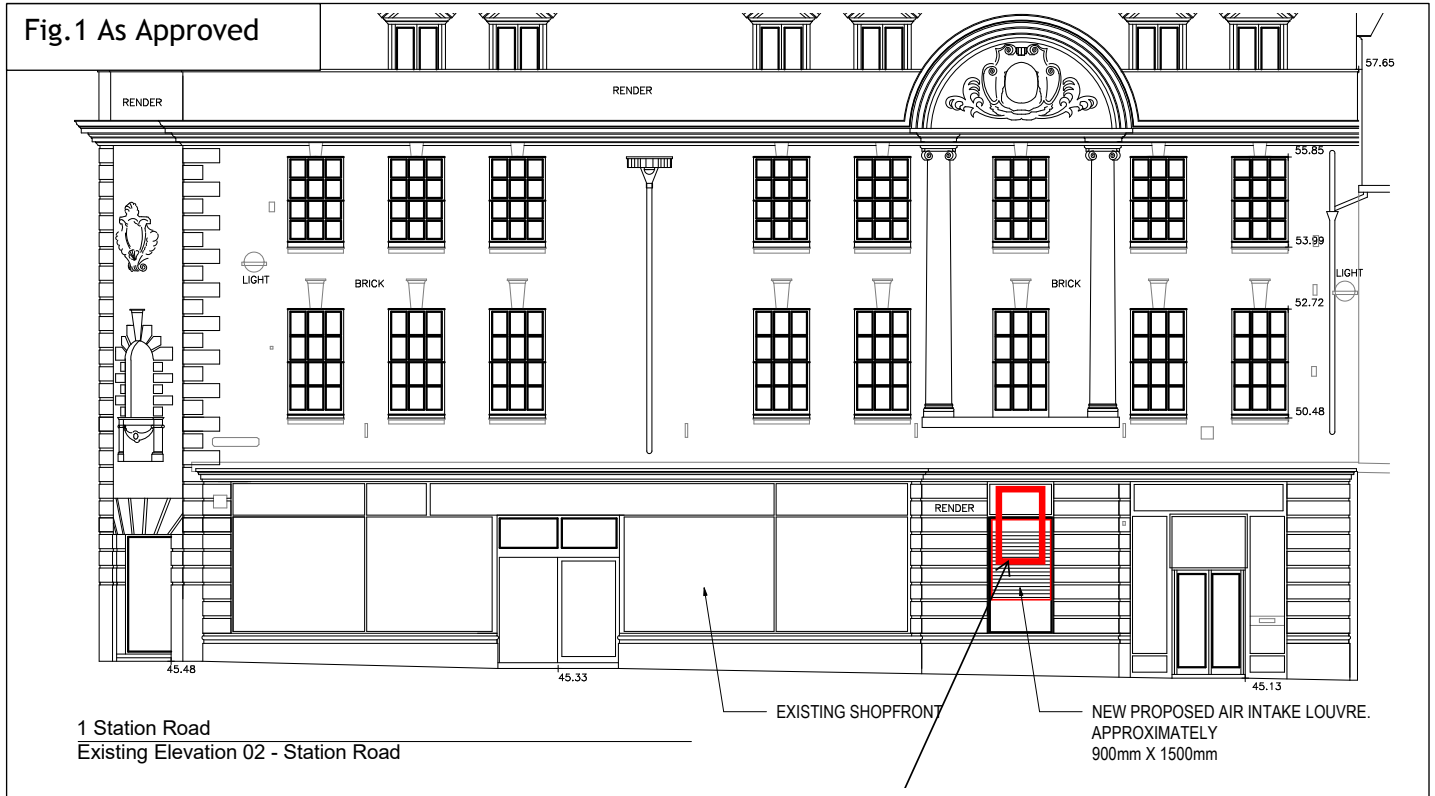


RTPI

mediation of space · making of place

Members of the Royal Town Planning institute

For a comparison, we refer readers to the drawings below, The louver as approved is 900mm by 1500mm whereas the proposed amendment increases the louver to 1200 by 3100mm. with the smaller louver the kitchen would not be able to gain sufficient air intake into the kitchen. For note, air would be



Accordingly, this application seeks to make a modest change to the scheme to allow that will not materially alter nor harm the appearance of the building within the street scene.

The Applicant is therefore making the following changes:

Extant Drawings to be replaced:

- A0.300-revA

New Drawings:

- A0.300-revb

3. Summary and Conclusions

We submit that the application would only make modest changes to the extant scheme.

The change is limited to:

- Increase in size to the air intake louver that is essential to the operation of the business.

As such we submit that a new planning permission is not required and that the changes to the extant permission should be approved under Section 73 of the Act.

Should you wish to discuss this application, please do not hesitate to contact the writer.

Yours faithfully

Paul S Bottomley BA (Hons) MA MRTPI
Town Planning Bureau

Enc.