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Our Ref: SM/B0226/18
Planning Portal Ref: PP-07373666

24 October 2018

Planning
Reading Borough Council Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir/Madam

PP-07373666 – 112 Southcote Lane, Reading, RG30 3AF

This letter supports an application for a non-material amendment of planning permission ref: 180148 at 112 Southcote Lane, Reading.

It is proposed to replace approved drawing:

- PL-01D (Proposed Site Plan)

With drawing:

- PL-01F (Proposed Site Plan)

This is predominantly to allow the retention of the existing lean-to attached to the east elevation of 114 Southcote Lane. Please note that 114 Southcote Lane is an existing dwelling and elevation drawings are not required.

The retention of the lean-to will result in the replacement of the previously approved footpath between 112 and 114 Southcote Lane with a narrower strip of turf alongside 114 Southcote Lane. A shared surface area will remain.

The changes have been discussed with Meg Hussain, the Transport Development Control Advisor at Reading Borough Council, who was satisfied with the amendment providing the footway into the site is a minimum of 10m in order to be acceptable and in line with the Council's Geometric Design Guide for Accesses on to Classified Roads. This 10m footway is provided. The access road into the site provides a minimum width of 4.8m in accordance with Fig 7.1 of Manual for Streets. The rumble strips have also been removed at the request of Mrs Hussain.

The proposed changes are minor and not controversial. There were not understood to be any highway objections to the original proposal. The changes do not impact upon the



description of development, increase the size of the site or any of the proposed buildings, result in visual intrusion or have material adverse impacts on highway safety.

If you have any queries or require any further information, please do not hesitate to contact me by telephone or email.

Yours faithfully

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Consultant

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