

5-9 BERKELEY AVENUE
NON MATERIAL AMENDMENT APPLICATION

AUGUST 2017

01.

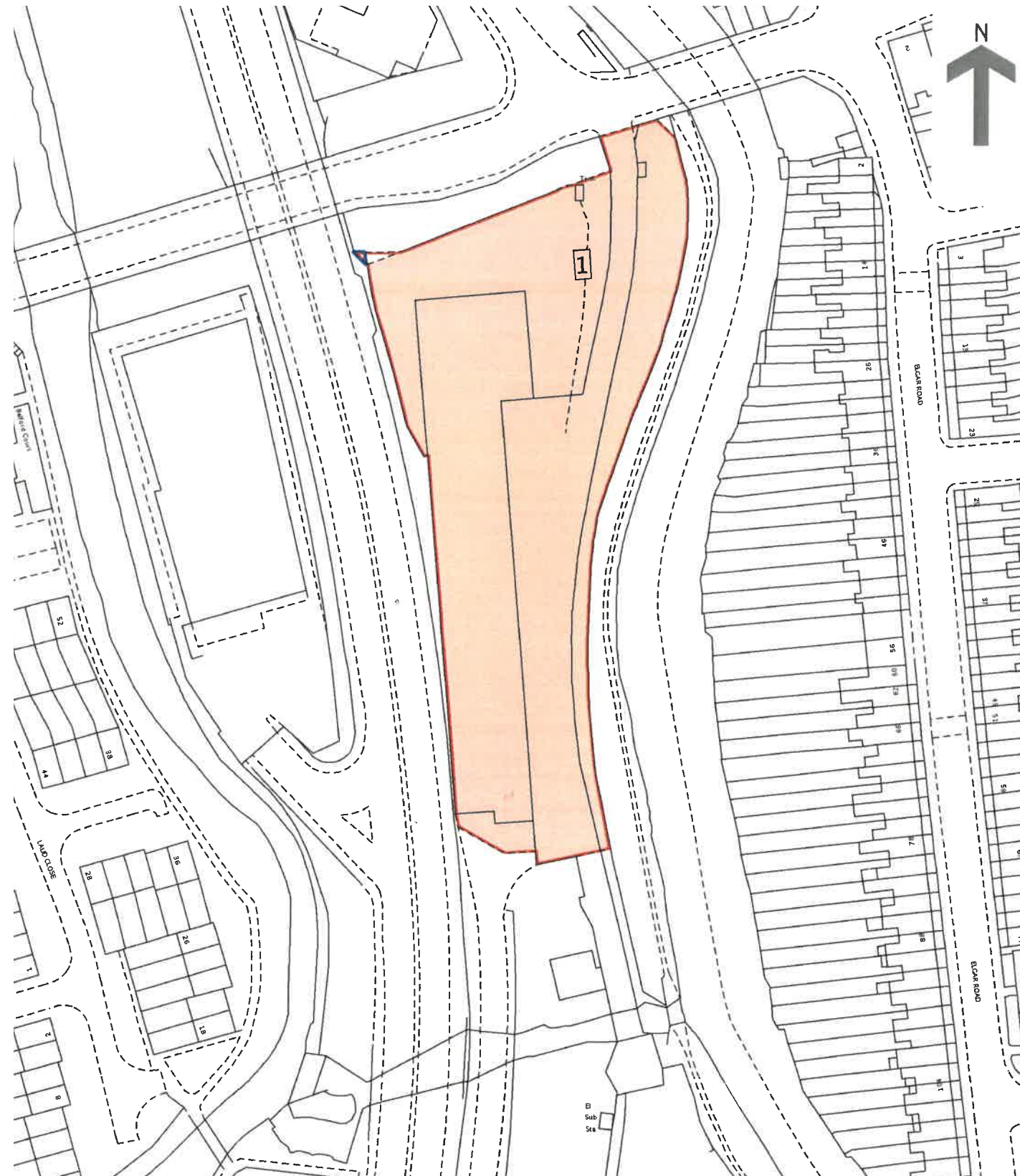
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02.

SITE LOCATION



Site Location Plan @ 1:1250

03.

PLANNING STATEMENT

STATEMENT

Planning Permission Previously Granted For:
Demolition of existing building and erection of 112 flats with associated car parking and landscaping.

Reading Borough Council Ref:
07/00412/FUL/KS1 and 0/01567/EXT

Site Address:
Former Lock ‘N’ Store Site, 5-9 Berkeley Avenue, Reading, RG1 6EL

Decision Dates (By Appeal):
8th January 2008 and 4th October 2011

OVERVIEW

A full planning submission was submitted on the 28th March 2007. The application was granted via appeal on the 8th January 2008.

An application for an extension of time was submitted on the 19th August 2010. The application was granted via appeal on the 11th October 2011.

Consented Drawings:

- 2626/D/030
- 2626/D/300A - 307A
- 2626/D/308
- 2626/D/309
- 2626/D/310A
- 2626/D/311A
- 2626/D/312
- 2626/D/313A
- 2626/D/314
- 2626/D/316
- 2626/D/317
- 2626/D/319

NON MATERIAL AMENDMENT SUBMISSION

Description of Proposed Non Material Amendment
The consented planning scheme, did not provide sufficient details for the provision of a Electrical Substation to serve the consented development. As such, this Non Material Amendment Application provides such details and identifies the minor amendments required to the lower ground floor car parking level in order to achieve the above.

The existing sub-station is not able to serve the proposed development. Its location and accessibility are not acceptable and it therefore requires decommissioning and demolition.

We therefore propose 1no. new, replacement substation, to be a independant, single storey, flat roofed structure. The sub-station shall be positioned to the south of the site, in order to facilitate access for the electrical supplier and their future maintenance.

The proposed position of the new sub-station and minor amendments to the parking layout is illustrated on the submitted drawings.

Pre-Application Advice:
Officer - Julie Williams
Date of Communication - 20th July 2017

Submission Material:

This Non Material Amendment application is supported by the following drawings:

- **WH186/17/NMA/25.00**

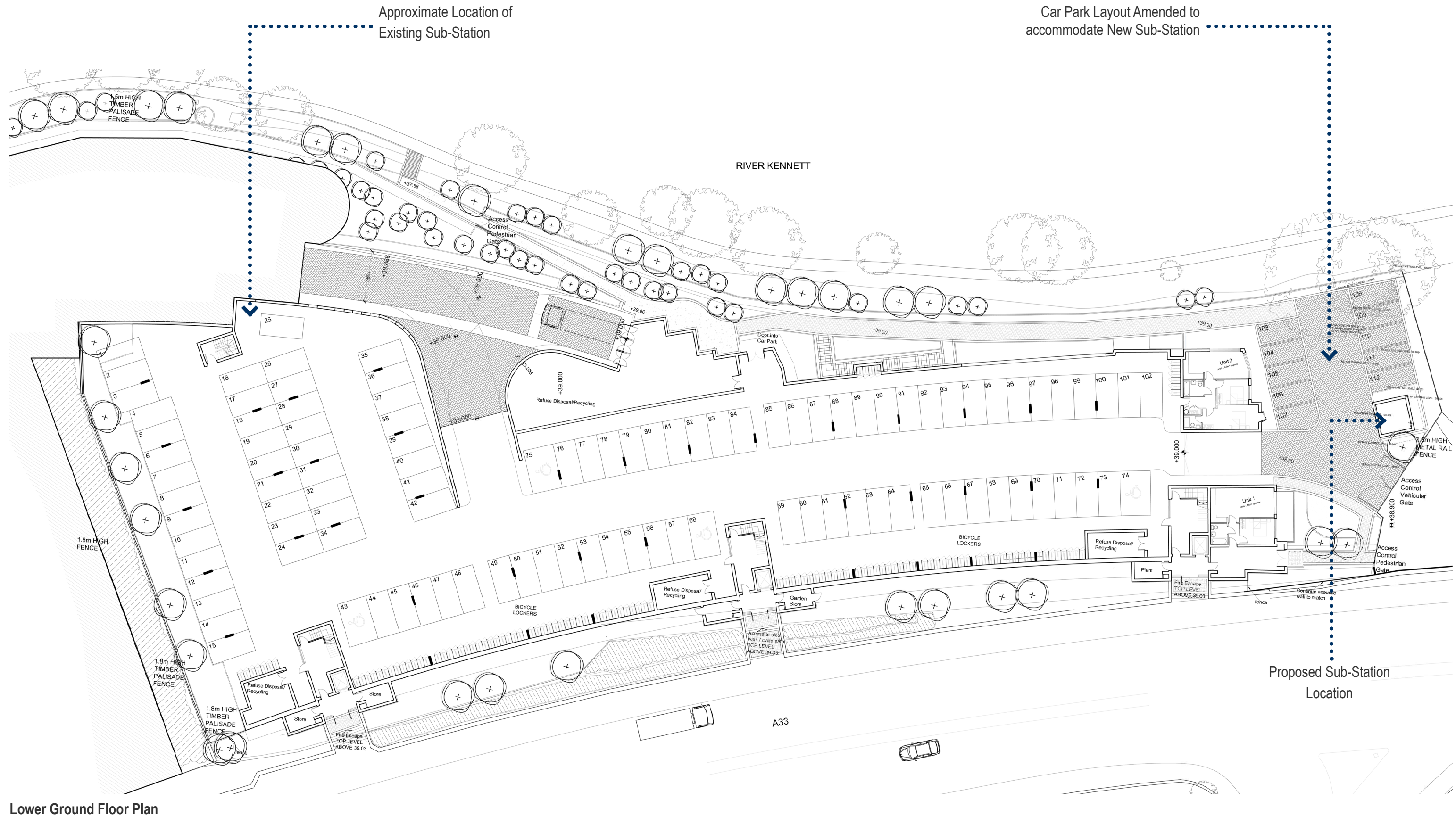
The above drawings shall supersede the following previously consented drawing;

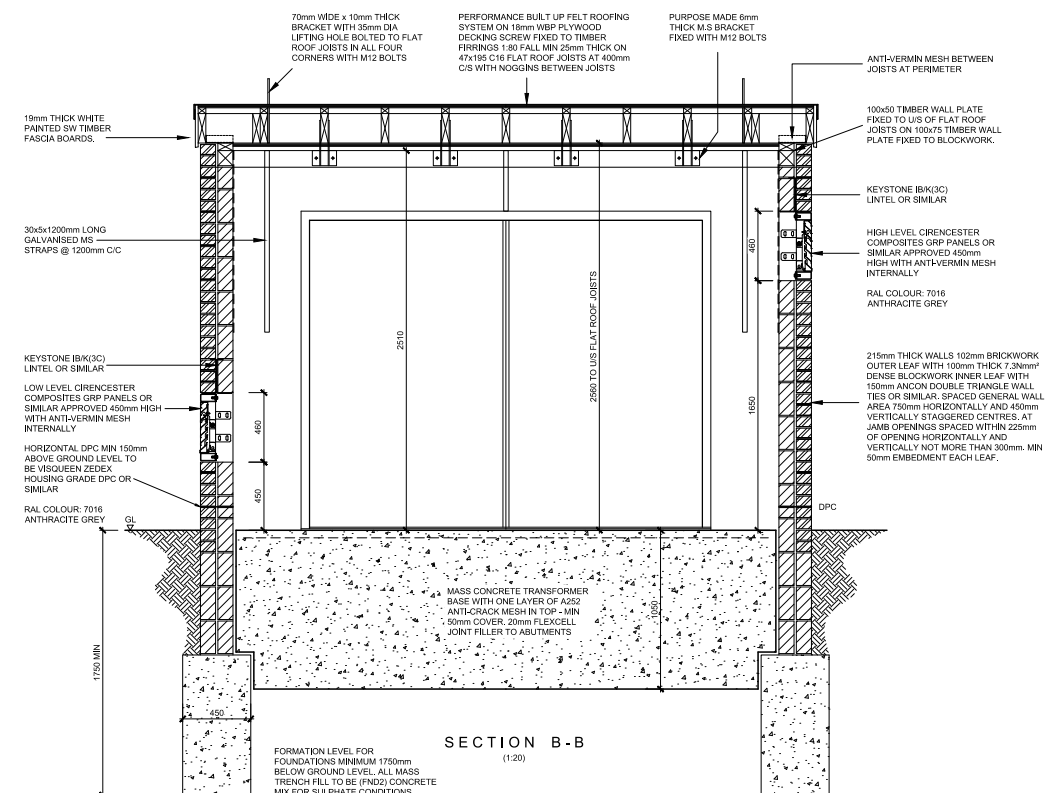
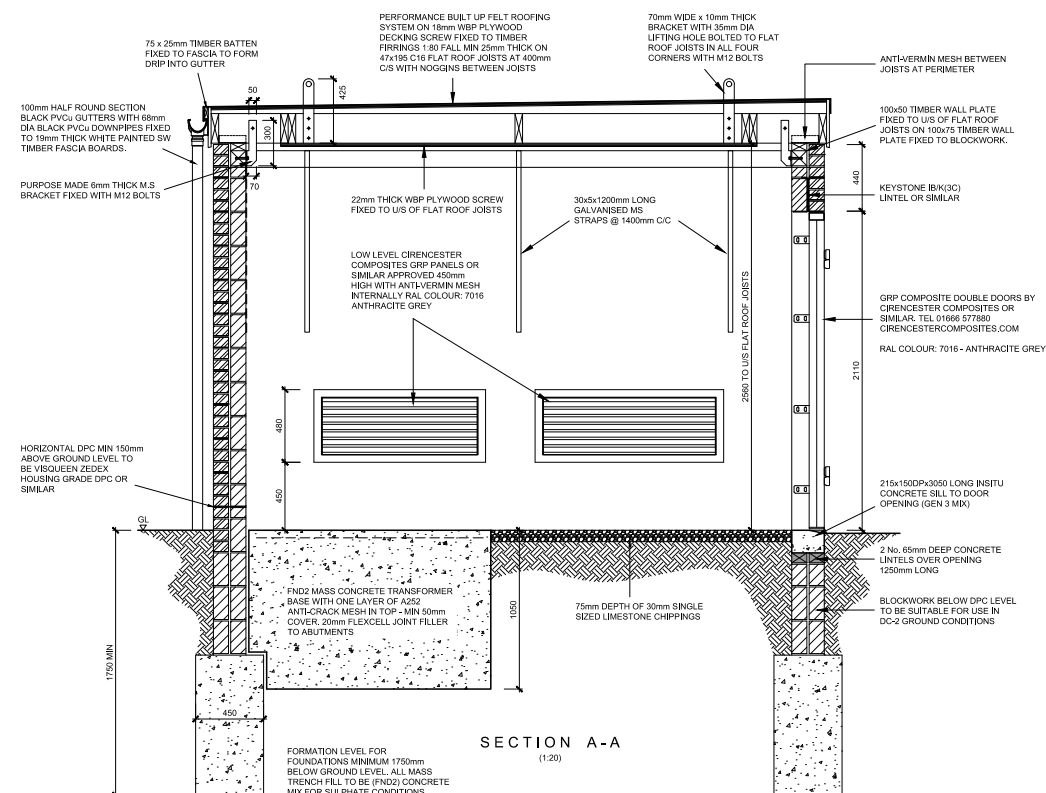
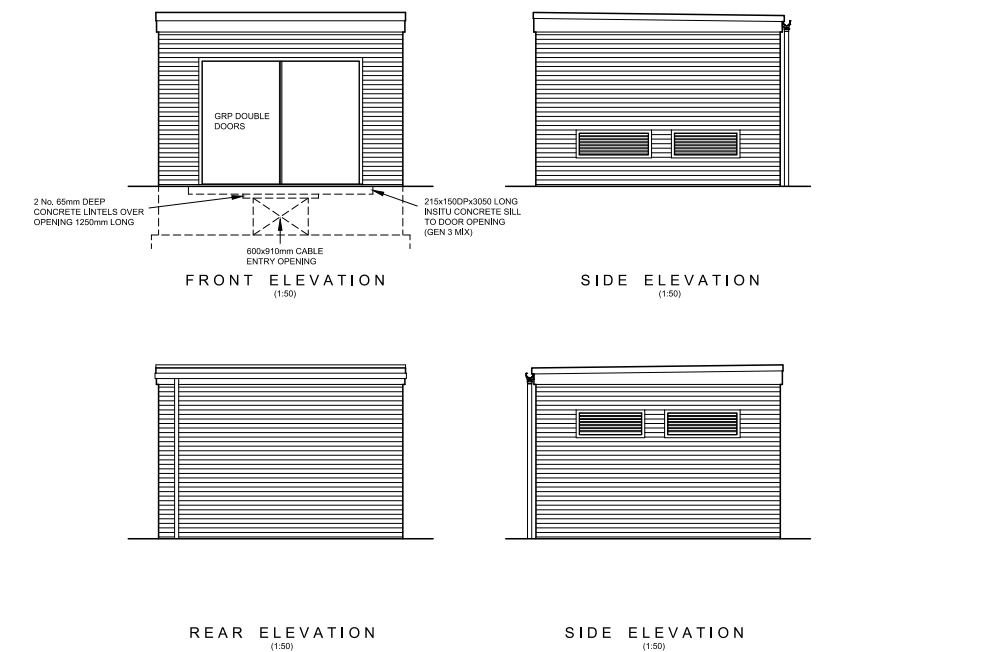
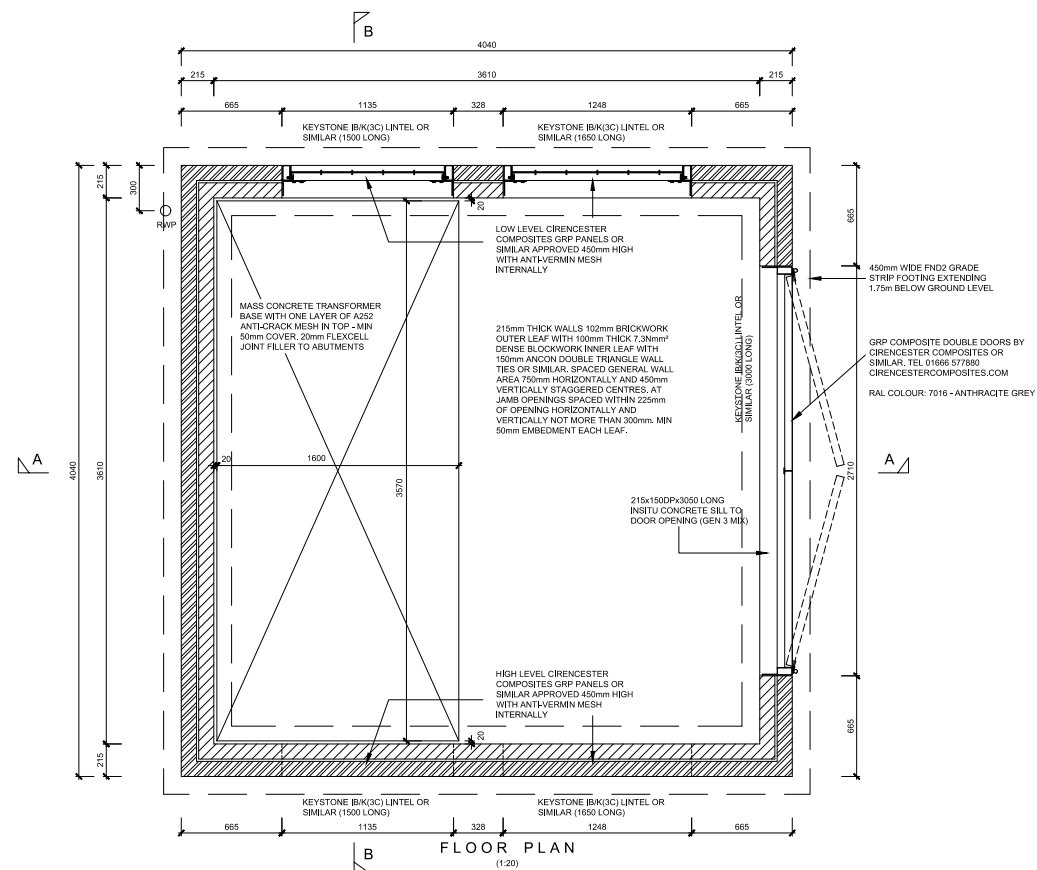
- **2626/D/301A**

04.

THE PROPOSAL

04. THE PROPOSAL





Sub Station Proposed Plans