

**WHITE LODGE
THE WARREN
READING
RG4 7TH**

PLANNING SUPPORTING STATEMENT

1 Summary

- 1.1 This statement accompanies the application for planning consent to replace an extant consent referenced 131159 which was for a two storey rear extension and new dormer window to front elevation. Minor changes to that consent were agreed by virtue of application reference 140748.
- 1.2 This application follows advice received pursuant to application reference 160925 for a further non-material amendment to the above consent to alter the previously approved external materials from white painted brick work to timber boarding and painted render with the inclusion of a Juliet balcony. The advice received from Ms Ethne Humphries was that a NMA application was not the correct process for changing the external appearance where this was approved by condition and in order to make such a change either a sec. 73 application to vary the condition or a new application was required.
- 1.3 Through a telephone conversation with Ms Humphries following receipt of that advice she expressed the view that the application should not be particularly problematic, although it was put that she did not assess the original application, and that prior to submission we should check for other examples of timber boarded buildings in the vicinity and review the officers report on the original application.

2 Development Context

- 2.1 Having reviewed the delegated reports on previous applications relating to this site it is apparent that there was little discussion over the choice of materials other than reference to relevant sections of Policy DM9 with regard to the impact of new development on the character of the area.
- 2.2 When considering the character of the area it is clear that there is a wide variety of building styles and materials in use and that horizontal timber boarding is not unusual, as can be seen in the following photographs:





2.3 The use of timber boarding in this location is considered to be wholly appropriate and reflective of its riverside setting. We are of the opinion that the use of timber boarding and painted render at White Lodge actually softens the appearance of the building over the somewhat stark painted brick work previously approved and that the proposal respects the character of the existing house and the area more generally.

2.4 It is considered that the proposal here complies with Policy DM9 and it is hoped that officers can assess the application as acceptable and that planning consent will be forthcoming.