

Non-Material Amendment Details

Site: Brooklands Garage, 330 Tilehurst Road, Reading RG30 2NG

Client: Gable Homes Ltd

Date: 20/11/2015

Job no: 12086



1.0 INTRODUCTION

This document accompanies the submission of a Non Material Amendment Application for the above site on the Planning Portal, Ref: PP 004 646 461 relating to planning consent reference 141971 granted on the 31st March 2015.

The application includes the substitution the following documents;

- 12086-110F Site Layout and Landscape Plan (A1) in place of approved drawing 12086-110E
- 12086-111E Proposed Block Plan (A3) in place of approved drawing 12086-111D
- 12086-112D Proposed Block 1 Floor Plans (A1) in place of approved drawing 12086-112C
- 12086-113D Proposed Block 1 Elevations (A1) in place of approved drawing 12086-113C
- 12086-114D Proposed Block 2 Ground Floor Plans (A3) in place of approved drawing 12086-114C
- 12086-115D Proposed Block 2 First Floor Plans (A3) in place of approved drawing 12086-115C
- 12086-116C Proposed Block 2 Elevations (A3) in place of approved drawing 12086-116B
- 12086-117C Proposed Block 2 Elevations (A3) in place of approved drawing 12086-117B

Also included in the submission are an A3 set of the drawings with the proposed alterations marked in blue.

2.0 AMENDMENTS

The application covers several alterations in line with operational and construction changes which are required to the building and landscape to improve the layout for the potential occupiers.

Analysis of customer preferences has led to the need for a number of small design changes to the proposed buildings. These are mainly internal alterations but there are some external changes proposed.

3.0 BLOCK ONE – UNITS 1, 2, 3 and 4

The changes are triggered by the rearrangement of the kitchen and bathroom/toilet areas to a more uniform and space efficient format in line with potential customer's needs.

Internal walls have been rearranged and internal doors flipped to provide improved internal spaces without altering the amount of consented floorspace.

The external façade changes are three fold. Firstly, the windows to the bathrooms shown on the floor plans have been reduced in size to match the consented elevations. Secondly, the bathroom windows have been slightly repositioned to suit the revised internal layout of the bathroom and toilet area. Thirdly, the kitchen windows have been slightly repositioned due to revised sink locations.

4.0 BLOCK TWO – Units 5, 6, 7, 8, 9 and 10

Firstly, following the removal of single storey unit from Block 2 to gain the consent of the council for planning (141971) we have reassessed the building and flipped the internal arrangement of the two western most units (units 7 and 8) so that the staircase runs down the internal partition wall not the external wall.

The remaining changes are triggered by the rearrangement of the kitchen and bathroom/toilet areas to a more uniform and space efficient format in line with potential customer's needs.

Internal walls have been rearranged and internal doors flipped to provide improved internal spaces without altering the amount of consented floorspace.

The external façade changes are four fold. Firstly, the door to unit 7 and 8 has been flipped with what used to be the living room window of unit 7 on the ground floor front elevation. Secondly, the window on the front elevation to the dining room of unit 7 has been reduced to a two pane width. Thirdly, the window and patio door on the ground floor of unit 7 have been flipped. Fourthly, the windows on the rear elevation of unit 8 have been flipped.

We would also like to introduce two windows to the ground floor of Block 2 in the non-habitable kitchens of units 5 and 7 which appear on the gable elevations to the northwest and southeast. These windows are low level and will therefore not be in danger of overlooking any of the surrounding properties due to boundary details in the form of level changes and 1.8m close boarded fences.

5.0 EXTERNAL SITE CHANGES

The hard and soft landscaping has been revised slightly to accommodate the relocation of the door to unit 7 and 8.

6.0 CONCLUSION

We feel that these are all non-material alterations in terms of planning and submit this document as part of the planning application to indicate the proposed changes.

7.0 PAYMENT

A cheque for the fee amount of £195.00 (one hundred and ninety-five pounds) with the planning portal reference noted on the back has been sent separately to Reading Borough Council via Royal Mail.