

**Statement to accompany a Non Material Amendment Application
Under Section 96A of the Town and Country Planning Act**

To

Reading Borough Council

By FDF Architecture LLP

On behalf of the applicant

Mrs Catherine Fielden

November 2024 V1.

Planning Portal ref: PP-13593400

This statement describes the non material changes requested to the approved documents under condition 4 and 23 of the outline planning application ref: 161507

The drawings and documents referred to herein are attached to the application on line.

Existing approval layout for the visibility splay.

The Approved Layout Plan 3037.LD.1.H shows on Water Road a south-east/right turn out visibility splay set back at 2.8m from the edge of the carriageway with an undefined distance to the right.

The Officer Report dated 18th July 2018 prior to the outline consent records that this is not shown in compliance with the consultation response provided by Transport Development Control dated 24th May 2016. It confirms that this should be (and is thus approved as being) 70 metres to the right at a 2.4m setback.

The lower line of the visibility splay shown on the Approved Layout Plan passes across land owned by the neighbour at 8 Water Road and thus requires amendment to comply with the Condition 23 requirement of Reading Transport Development Control from the original planning consent 161507 of 18 th January 2019

The non material amendment sought:

The visibility splay to the south east/right, from the approved site entrance, is to be corrected to show on the Approved Layout the visibility splay requested in the Highway Department's consultation response, i.e. 2.4m x 70m. When re drawn, this visibility splay only over-sails the nearest neighbour, as acknowledged in the Officer Report, for which the Applicant and neighbour will both enter into a deed to preclude obstruction above 600mm within the splay, as required by condition imposed upon the Planning Permission.

The amendment is shown on the revised attached drawing 3037.LD.1.J which has been redrawn to show a visibility splay to the east/right dimensioned as recommended by Reading Transport Development Control (2.4m x 70m) in their consultation submission.

The site boundary enclosing 2,4,6 Water Road and 158 Dee Road is also amended on 3037. LD.1. J to reflect the latest red line around the sites corrected in consent 240667.