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Jonathan Markwell  
Reading Borough Council Civic Offices  
Bridge Street  
Reading RG1  
2LU

02 December 2024  
Planning Portal Reference.  
PP-11468325

Dear Mr Markwell,

### **Section 96A: Non-Material Amendments to Planning Permission 200122 Wensley Road Reading**

This letter accompanies a non-material amendment application that has today been submitted to Reading Borough Council pursuant to Section 96A of the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2015. The application has been submitted via the Planning Portal (Ref.PP-11468325) on behalf of Reading Borough Council regarding planning permission Ref.200122 dated 16 December 2020 for:

*Demolition of 29 garages and development of 46 new dwelling units, including the provision of affordable homes, provided in a mixture of houses and apartments (1 bed / 2 bed / 3 bed / 4 bed) in blocks of between 2.5 to 4 storeys, and the provision of bicycle parking spaces, car parking spaces and public realm works.*

The proposed amendments to the approved site layout resulted from detailed design development and further post-planning coordination with RBC officers. Additionally, further minor amendments to the dwellings, which were not covered by the previously approved application for non-material amendments (ref 220434) are included in this submission.

A report detailing the amendments has been prepared by HTA Design LLP and is submitted with this application. A summary of the changes sought is provided below.

A number of site changes have been made to the approved scheme as part of the planning condition approval process in relation to conditions 23 (Hard and Soft Landscaping), 24 (Boundary Treatments), and 40 (SuDS). For clarity, these have also been listed within the submitted report and highlighted in the relevant drawings. Furthermore, the applicant is seeking the approval for changes in the wording of several pre-commencement conditions which are discussed later in the letter.

### **Non-Material Amendments Sought**

#### **Site-Wide Changes**

The following site-wide non-material amendments are sought to planning permission 200122.

#### **Description of Development:**

*"Non-material amendments to permission 200122 (granted on 16/12/2020 for redevelopment to provide 46 new dwellings and associated works) including various changes to the central play space, refuse areas, hard and soft landscape alterations (including trees), the Block C access route, alterations to locations of PV panels, window and rooflight alterations to Block B2 and other associated alterations".*

The proposed amendments are summarised below and illustrated in more detail in the submitted report and drawings by HTA Design LLP:



#### Site levels to central play space

The levels to the east-west route through the landscape area have been amended as part of the design development of the SuDS and Site wide civils strategy to resolve Condition 40 and the S78/S38 Agreement. As a result, the levels of the adjacent play mounds have changed and the retaining walls adjacent to the path have been omitted.

#### Refuse Collection

An additional refuse collection bay adjacent to the new apartment refuse store has been included and the landscaping has been amended accordingly. This change has been added following engagement with RBC Waste Management to reduce drag distances, mitigate partial damage to planting and prevent delays to bus circulation during refuse collection. Due to the additional refuse collection bay, the tree pits have been adjusted in size and an additional tree pit has been added to the north of the collection bay. The number of trees in this area will stay the same as approved.

#### Extension of Riversley Court refuse bay

Following liaison with the RBC Waste Management Officer, the Riversley Court refuse bay has been extended by 3.7m into the central green space. This amendment will reduce drag distances to the existing refuse store.

#### Wensley Hub

Minor adjustments have been made to the landscape layout and tree locations immediately adjacent to the proposed hub location with five of the proposed trees in this area to be relocated off site. A separate planning application for the hub building is to be submitted.

#### Relocation of proposed trees from Phase 1 to wider area

Further investigations and surveys at the site showed that some of the proposed trees cannot be accommodated in the approved locations owing to the presence easements of existing and new services. Specifically, the following areas are affected:

9 of the proposed trees adjacent to block C1 and C2 flats are to be redistributed off site and the herbaceous planting in that area is to be replaced with grass. The herbaceous planting will be relocated within Phase 1. The exact off-site locations are yet to be agreed but RBC's tree officer has conducted a survey and issued area plans with locations of proposed off-site tree planting in the Coley Ward. The initial plans and schedule demonstrate that the required quantum of off-site tree planting to satisfy the requirement of the unilateral undertaking is achievable. At present RBC are refining the exact location of the off-site trees internally to ascertain the most suitable locations for planting within the ward.

#### North-south route cycle junction

Further investigations and surveys at the site showed that some of the proposed trees cannot be accommodated in the approved locations owing to the presence easements of existing and new services. Following revised tracking through the S278/S38 Highways agreement process, the layout of this junction has been amended. In combination this has resulted in the relocation of 10 proposed trees off site.

#### Additional play equipment

An extra piece of play equipment is proposed in the 5-11 age group play area. Furthermore, there is an additional multi-generational piece of equipment proposed to the southern area of the central green space. Additionally, it is proposed that the location of the balancing block is swapped with a



toddler seesaw and the proposed toddler swing has been replaced with a basket swing. 2 additional trees have been added in this area. These changes have been made in response to comments from the RBC Parks Team and to improve the RoSPA rating of the play areas.

#### Hard landscaping to South-Eastern Corner of Central Green Space

As a result of revised emergency vehicle tracking for the S278/S38 Highways agreement the radius of the southeastern corner of the play area has been tightened and the paving extended.

#### Block C Rear Access Route

The amendments include the omission of the gate to the west end of the Block C rear access route. Additionally, the communal gates to all rear garden access routes have been changed to perforated gates.

#### Revision of the South-West Corner

The south-west corner has been amended to provide an extended footway that avoids the use of the steps.

#### Dwelling Amendments

This application for non-material amendments also includes changes to the approved dwellings, these include:

- **Redistribution of PV Panels:** Three additional PV panels to be installed on each house in the C2 terrace and one panel to be omitted from the remaining 21 houses. The total number of PV panels will stay the same.
- **Block B2 Central Rooflight:** The rooflight in Block B2 will be increased from 1910mm to 2500mm.
- **Block B2 Rear Stair Windows:** Windows to be relocated to the rear of Block B2 and the central window recess to be removed following coordination with the pre-cast stair manufacturer.

#### **Pre-commencement condition changes**

The current Pre-Occupation Conditions are worded such that, in many cases, the required submissions apply to all blocks. To qualify for Homes England funding, the delivery timing of the blocks will now be phased as follows:

- Block A and Block B1
- Block C1 and Block C2 (14 houses)
- Block B2

Therefore, the applicant proposes to amend the wording of pre-occupation conditions 6, 8, 9, 10, 11, 13, 15, 31, and 33 to accommodate the phased delivery of these blocks. It is proposed that the conditions reference the following blocks individually: (a) Block A, (b) Block B1, (c) Block B2, (d) Block C1, I Block C2.

An updated site plan, indicating these blocks, has been submitted. **Appendix 2** includes a table detailing the approved wording of each affected condition alongside the proposed amendments.

**Supporting Documents**

In addition to the report prepared by HTA Design LLP outlining the proposed amendments, a number of drawings have been submitted in support of this application. The drawings submitted for approval are listed in **Appendix 1**.

The planning application fee will be paid by the applicant via internal transfer.

I would be grateful if you could provide written confirmation of receipt of this NMA at your earliest convenience.

Please do not hesitate to contact me should you have any queries about this application. I look forward to working with you during the determination period to achieve a successful conclusion.

Yours sincerely,

Michaela Oberhuber, Planner

For and on behalf of HTA

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## Appendix 1 Drawings Schedule

Architecture:

| Drawing number                                                                                  | Approved revision<br>under Permission<br>Ref.200122 | Proposed revision for<br>approval |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------|
| RBC-WLR_HTA-<br>A_XX_00_DR_0100_Proposed Site Plan                                              | K                                                   | R                                 |
| RBC-WLR_HTA-<br>A_XX_RF_DR_0120_Proposed Roof<br>Plan                                           | C                                                   | H                                 |
| RBC-WLR_HTA-<br>A_XX_00_DR_0109_Proposed Plan -<br>Level 00                                     | H                                                   | N                                 |
| RBC-WLR_HTA-<br>A_XX_00_DR_0110_Proposed Plan -<br>Level 00                                     | G                                                   | M                                 |
| RBC-WLR_HTA-<br>A_XX_01_DR_0111_Proposed Plan -<br>Level 01                                     | C                                                   | H                                 |
| RBC-WLR_HTA-<br>A_XX_02_DR_0112_Proposed Plan -<br>Level 02                                     | C                                                   | H                                 |
| RBC-WLR_HTA-<br>A_XX_03_DR_0113_Proposed Plan -<br>Level 03                                     | C                                                   | H                                 |
| RBC-WLR_HTA-<br>A_BA_EL_DR_0205_Block A North -<br>Front & Rear Elevations                      | B                                                   | E                                 |
| RBC-WLR_HTA-<br>A_BA_EL_DR_0210_Block A North -<br>Front & Rear Elevations (Removed<br>Gardens) | -                                                   | C                                 |
| RBC-WLR_HTA-<br>A_BA_RF_DR_0203_Block A Plan -<br>Roof Plan                                     | C                                                   | F                                 |
| RBC-WLR_HTA-<br>A_BB_EL_DR_0226_Block B North -<br>Front & Rear Elevations                      | B                                                   | E                                 |
| RBC-WLR_HTA-<br>A_BB_EL_DR_0227_Block B South -<br>Front & Rear Elevations                      | C                                                   | F                                 |
| RBC-WLR_HTA-<br>A_BB_EL_DR_0230_Block B North -<br>Front & Rear Elevations (Removed<br>Gardens) | -                                                   | C                                 |
| RBC-WLR_HTA-<br>A_BB_EL_DR_0231_Block B South -<br>Front & Rear Elevations (Removed<br>Gardens) | -                                                   | D                                 |
| HTA-A_DR_0240 Rev D – Block C Plan –<br>Level 00                                                | D                                                   | G                                 |



|                                                                                       |   |   |
|---------------------------------------------------------------------------------------|---|---|
| HTA-A_DR_0208 Rev B – Block A – North-South Section                                   | B | D |
| RBC-WLR_HTA-A_BB_RF_DR_0224_Block B Plan - Roof Plan                                  | C | F |
| RBC-WLR_HTA-A_BC_EL_DR_0245_Block C North - Front & Rear Elevations                   | B | E |
| RBC-WLR_HTA-A_BC_EL_DR_0246_Block C South - Front & Rear Elevations                   | B | E |
| RBC-WLR_HTA-A_BC_EL_DR_0247_Block C - East & West Elevations                          | B | E |
| RBC-WLR_HTA-A_BC_EL_DR_0250_Block C North - Front & Rear Elevations (Removed Gardens) | - | C |
| RBC-WLR_HTA-A_BC_EL_DR_0251_Block C South - Front & Rear Elevations (Removed Gardens) | - | C |
| RBC-WLR_HTA-A_BC_RF_DR_0243_Block C Plan - Roof Plan                                  | C | F |
| HTA-A_DR_0160-Proposed Sectional Elevation AA (with trees)                            | - | A |
| HTA-A_DR_0160-Proposed Sectional Elevation DD (with trees)                            | - | A |
| HTA-A_DR_0160-Proposed Sectional Elevation EE (with trees)                            | - | A |
| HTA-A_DR_0160-Proposed Sectional Elevation AA (with trees)                            | - | A |
| RBC-WLR_HTA-A_XX_00_DR_0130_Proposed Parking Strategy-B                               | A | D |

The following landscape drawings have also been submitted:

- RBC-WLR\_HTA-L\_SK\_240111\_001- Rev B
- RBC-WLR\_HTA-L\_SK\_240111\_002- Rev A
- RBC-WLR\_HTA-L\_SK\_240111\_003- Rev B
- RBC-WLR\_HTA-L\_SK\_240111\_004- Rev A
- RBC-WLR\_HTA-L\_SK\_240111\_005- Rev A
- RBC-WLR\_HTA-L\_SK\_240111\_006- Rev A
- RBC-WLR\_HTA-L\_SK\_240111\_007- Rev B
- RBC-WLR\_HTA-L\_SK\_240111\_008- Rev A



## Appendix 2 Schedule of proposed changes to the pre-commencement conditions

| Condition                          | Original Condition Wording (ref 200122)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Proposed Changes in NMA (ref 231252/NMA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6 Parking</b>                   | The dwellings within each block (a) Block A, b) Block B & c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) of development hereby permitted shall not be occupied until all vehicle parking space(s), as detailed within approved plan HTA-A_DR_0130 – Proposed Parking Strategy, as received 19/08/2020, have been provided for that block. The space(s) shall be kept available for parking at all times thereafter.                                                                                                                                                                  | The dwellings within each block (a) Block A, (b) Block B1 (c) Block B2, (d) Block C1, and (e ) Block C2, as per approved plan HTA-A_DR_0100 Rev R – Proposed Site Plan as received in December 2024 of development hereby permitted shall not be occupied until all vehicle parking space(s), as detailed within approved plan HTA-A_DR_0130 – Proposed Parking Strategy Rev D , as received in December 2024, have been provided for that block. The space(s) shall be kept available for parking at all times thereafter.                                               |
| <b>8 Roads</b>                     | No dwelling within the relevant block (a) Block A, b) Block B & c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) hereby approved shall be occupied until the roads serving it have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority and shall be retained as such thereafter.                                                                                                                                                                                                                                                | No dwelling within the relevant block (a) Block A, (b) Block B1 (c) Block B2, (d) Block C1 and (e ) Block C2, as per approved plan HTA-A_DR_0100 Rev R – Proposed Site Plan as received in December 2024 hereby approved shall be occupied until the roads serving it have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority and shall be retained as such thereafter                                                                                                                                            |
| <b>9 Electric Vehicle Charging</b> | No dwelling within the relevant block (a) Block A, b) Block B & c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) hereby approved shall be occupied until details of a scheme for the design and specification of the electric vehicle charging points and spaces serving that block have been submitted to and approved in writing by the Local Planning Authority. No dwelling within a block shall be first occupied until the scheme for that block has been fully provided in accordance with the approved details. The charging points and spaces shall be maintained for vehicle | No dwelling within the relevant block (a) Block A, (b) Block B1 (c) Block B2, (d) Block C1 and (e ) Block C2, as per approved plan HTA-A_DR_0100 Rev R – Proposed Site Plan as received in December 2024 hereby approved shall be occupied until details of a scheme for the design and specification of the electric vehicle charging points and spaces as detailed within approved plan HTA-A_DR_0130 – Proposed Parking Strategy Rev D , as received in December 2024, have been provided for that block serving in accordance with the approved details. The charging |



|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|                           | charging in accordance with the approved scheme at all times thereafter.                                                                                                                                                                                                                                                                                                                                                                         | points and spaces shall be maintained for vehicle charging in accordance with the approved scheme at all times thereafter.                                                                                                                                                                                                                                                                                                                                                           |
| <b>10 Bus stop</b>        | No dwelling should be occupied until the Wensley Road bus stop shelter has been reprovided to the new location within the site north of Riversley Court (as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) and is ready for use. The bus stop shelter shall be retained and maintained as such thereafter.                                                                                                  | No dwelling should be occupied until the Wensley Road bus stop shelter has been reprovided to the new location within the site north of Riversley Court (as per approved plan HTA-A_DR_0100 Rev R – Proposed Site Plan as received in December 2024) and is ready for use. The bus stop shelter shall be retained and maintained as such thereafter.                                                                                                                                 |
| <b>11 Cycle parking</b>   | No dwelling within the relevant block (a) Block A, (b) Block B & (c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) hereby permitted shall be occupied until the bicycle parking facility for that block has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.                                      | No dwelling within the relevant block (a) Block A, (b) Block B1 (c) Block B2, (d) Block C1 and (e ) Block C2, as per approved plan HTA-A_DR_0100 Rev R – Proposed Site Plan as received in December 2024 hereby permitted shall be occupied until the bicycle parking facility for that block has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.                                      |
| <b>13 Refuse</b>          | No dwelling within the relevant block (a) Block A, (b) Block B & (c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) hereby permitted shall be occupied until the refuse and recycling storage facility(ies) for that block has been provided in accordance with the plans hereby approved. The facility (ies) shall be kept available for refuse and recycling storage at all times thereafter. | No dwelling within the relevant block (a) Block A, (b) Block B1 (c) Block B2, (d) Block C1 and (e ) Block C2, as per approved plan HTA-A_DR_0100 Rev R – Proposed Site Plan as received in December 2024 hereby permitted shall be occupied until the refuse and recycling storage facility(ies) for that block has been provided in accordance with the plans hereby approved. The facility (ies) shall be kept available for refuse and recycling storage at all times thereafter. |
| <b>15 Bus stop detail</b> | No dwelling should be occupied until details of the design and facilities associated with the re-located (as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) Wensley Road bus stop shelter (design details and specific measures, including: weather protection; seating;                                                                                                                                    | Prior to the occupation of the first occupation of Block C2 (please confirm) dwelling the details of the design and facilities associated with the re-located (as per approved plan HTA-A_DR_0100 Rev R – Proposed Site Plan as received in December 2024 Wensley Road bus stop shelter (design details and specific                                                                                                                                                                 |



|                          |                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | integral light; integral information case; flag bracket; and, Real Time Information screen) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided in accordance with those details shown on the approved plans prior to the first occupation of any residential unit and be retained and maintained as such thereafter.            | measures, including: weather protection; seating; integral light; integral information case; flag bracket; and, Real Time Information screen) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided in accordance with those details shown on the approved plans prior to the first occupation of any residential unit and be retained and maintained as such thereafter.                                                                                                                                                                                                                                                                                                                                                                  |
| <b>31 SAP Assessment</b> | The 4 wheelchair user dwellings hereby approved at ground floor level of the Block B flats (as per the 'WCH' annotation on approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) shall be ready for occupation prior to the first occupation of any dwelling within the Block B flats. The 4 wheelchair user dwellings shall remain wheelchair user dwellings thereafter. | No dwelling within the relevant block (a) Block A, (b) Block B1 (c) Block B2, (d) Block C1 and (e ) Block C2, as per approved plan HTA-A_DR_0100 Rev R – Proposed Site Plan as received in December 2024 hereby permitted shall be occupied until written verification is submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have achieved a minimum of a 35% improvement in the dwelling emission rate over the Target Emission Rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor. |
| <b>33 WCH homes</b>      | The 4 wheelchair user dwellings hereby approved at ground floor level of the Block B flats (as per the 'WCH' annotation on approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) shall be ready for occupation prior to the first occupation of any dwelling within the Block B flats. The 4 wheelchair user dwellings shall remain wheelchair user dwellings thereafter. | The 4 wheelchair user dwellings hereby approved at ground floor level of the Block B2 flats (as per the 'WCH' annotation on approved plan HTA-A_DR_0100 Rev R – Proposed Site Plan as received in December 2024) shall be ready for occupation prior to the first occupation of any dwelling within this block. The 4 wheelchair user dwellings shall remain wheelchair user dwellings thereafter.                                                                                                                                                                                                                                                                                                                                                                                                         |