

4 December 2024



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Dear Sir/Madam,

**RE: SECTION 96A APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION
240392: 30 WORTON DRIVE, READING, RG2 0TD**

Introduction

On behalf of our client, UBS Triton General Partner Ltd (hereafter 'the Applicant'), Savills hereby submit the enclosed Non-Material Amendment (NMA) application under Section 96a of the Town and Country Planning Act 1990 (as amended) to vary planning permission ref. 240392 dated 27 June 2024. The application relates to 30 Worton Drive, Reading, RG2 0TD.

The site is located in the Worton Grange Industrial Estate to the west of Worton Drive. The site consists of a detached industrial building with independent access from Worth Drive. The site is surrounded by industrial development to the north, east and south, and is bound by the A33 to the west.

Background

Application 240392 was granted permission for "*Removal of sprinkler pump tank and creation of loading bay door*" and was granted on 27 June 2024.

This application is submitted to seek minor amendments to the elevations of the building on site. These changes have been made to address an identified need by the future occupier servicing electric buses in the unit.

Proposed Amendments

The width of the concrete ramp to the north on the west elevation would be increased to include an additional extra level access door. The increase in width of the ramp would be carried out over existing concrete yards and a retaining wall would be utilised.

Two further level access doors would be provided to the south of the west elevation, replacing the existing dock levellers. In order to facilitate movement of vehicles, a freestanding steel ramp would be installed that would sit atop the existing concrete yards.

The new access doors would be finished in anthracite composite cladding and the steel ramps would include Armco barriers with integral handrails. New Kingspan Quadcore cladding and cladding rails are proposed to all elevations. New double glazed windows and doors would be installed on the west and north elevations.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

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The below CGI's have been prepared that illustrate the approved and proposed amendments:



It is considered that these amendments can be made by a s.96 non-material amendment application as the changes are minor and fit within the original description of development (ref. 240392). This approach was confirmed by Officers through pre-submission discussions.

The following table sets out the plans as approved that are proposed to be amended and are submitted for approval:

	Plan as approved	Plan as amended
1	Unit 30 – 003- Ground Proposed	Unit 30 – 001 - Ground Proposed

2	Unit 30 -007 - Proposed Site Plan	Unit 30 – 002 – Proposed Site Plan
3	Unit 30 - 008 - Proposed Elevations	Unit 30 – 003 – Proposed Elevations

We trust that the submission is sufficient to allow validation and for a positive decision to be issued. If you require anything further please do not hesitate to contact me.

Yours sincerely



Róisín Moyne
Planner MRTPI