

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durant Way, Tilehurst, Reading, Berks, RG31 6TR.

Telephone: 0118 942 1855. Mobile: 07831 432582

Email: tonyplan.office@gmail.com

PLANNING STATEMENT

PROPOSED DEVELOPMENT:-

Section 73: Variation of Condition 2 'approved plans' involving a minor material amendment to approval 191186 by the deletion of the approved basement and consequent changes to the layout and landscaping of the rear garden area.

SITE LOCATION:-

105, Addington Road, Reading RG1 5PZ

PLANS AND DOCUMENTS TO BE SUBSTITUTED FOR APPROVED PLANS.

DN1013 – 01 Proposed Floor Plans.

DN1013 – 02 Proposed Site Plan and Sections.

DN1013 – 05 Proposed Elevations (1 of 2).

DN1013 – 06 Proposed Elevations (2 of 2).

785/01 Rev C - Landscape Proposals.

APPROVED PLANS TO BE REPLACED - LATER REVISIONS APPROVED TO ALLOW DISCHARGE OF PRECONDITIONS ARE SHOWN IN BRACKETS.

Proposed Floor Plans 18/23/01 Rev C (Rev F).

Proposed Elevations (Front and Rear) 18/23/04 Rev D (Rev F).

Proposed Elevations (Side plus Attic Details to No. 103) 18/23/05 Rev C (Rev E).

Proposed Site Plan and Sections 18/23/02 Rev F (Rev G).

Landscape Proposals 785/01 Revision B.

OTHER DOCUMENTATION

Planning Statement (this document).

CIL Documentation.

1.00 BACKGROUND AND OVERVIEW

1.01

Planning Permission was granted 17th June 2021 under reference 191186 and following discharge of all condition precedent on 12th August 2022 under reference 211349, payment of the CIL charge and the carrying out of a material operation the approval was implemented in September 2023. The development has not been completed and the approval remains live.

1.02

The parallel Building Regulations application revealed that due to unexpected ground conditions a very complicated and expensive piled foundation and reinforced retaining wall solution would be required both under and alongside the approved basement.

1.03

Estimates for this unforeseen foundation work revealed a disproportionate build cost that would render the scheme unviable. Accordingly it has been determined that the deletion of the basement allows conventional foundations to be used with a consequent cost saving allowing the development to proceed.

1.04

The deletion of the basement involves no change in external appearance to the approved elevations, roof and front and side gardens visible to the public. Nor does it involve any changes in finished floor or roof level in relation to the adjoining end-terrace house.

1.05

The only material physical alteration is to the enclosed rear garden of the property where the deletion of the basement allows the retention of existing ground levels and no longer requires the approved deep rear excavation and addition of a robust retaining wall. A benefit of this is that the amended design will have much less effect on the adjoining street trees (which we understand was a concern of the Councils Arboriculturalist).

1.06

The retention of existing ground levels in the rear garden requires minor changes to the approved landscaping plan and a revised version accompanies this application.

1.07

As mentioned at 1.01 all preconditions have already been discharged and this application does not require any variation to the schedule of approvals save for the amendment of the approved landscaping plan.

2.00 COMPARISON OF THE APPROVED AND AMENDED PLANS.

2.01

The planning case officer will no doubt carry out a more forensic comparison but for quick comparison we set out overleaf the approved and amended front and rear elevations. Whilst drawn by different architects it is clear that from outside the site there is no demonstrable difference between the approved and proposed elevations and all bat and bird bricks have been retained.

2.03

Approved materials remain unchanged as do details of all means of enclosure. The schedule of protective works during construction set out in the approved Construction Method Statement remain extant and do not need revision.

2.04

The amendments to the landscaping plan make no changes to the parts of the site visible to the public (front and side). They are all internal and are only adaptations to comply with the more level rear garden.



Drawing 1. Frontage as proposed.



Drawing 2. Frontage as approved.



Proposed North Elevation



Drawing 4. Rear elevation as approved.

3.00 TREES AND ECOLOGY

3.01

As set out above the deletion of the basement means that the approved deep rear excavations are no longer required. This will significantly reduce any risk of damage to the adjoining street trees. The high level of tree protection set out in the approved Construction Method Statement remains.

3.02

In terms of ecology the already approved biodiversity enhancements remain. The deletion of the basement and removal of the high retaining wall is an ecological gain as wildlife access across the site is now retained. All bat and bird boxes are retained.

4.00 HIGHWAYS AND ACCESS

4.01

The deletion of the basement leads to a reduction in floorspace of some 83 sq m. No changes are proposed to the approved parking and cycle provision. Accordingly the proposed amendments will have no effect of the free flow and safety of traffic on the local network.

5.00 NEIGHBOUR CONSULTATION

5.01

The immediate neighbour has been consulted and is relieved that this amendment does not involve the level of excavation previously allowed or the risk of problems due to differential settlement.

6.00 CONCLUSIONS

6.01

We can confirm that there will be no change to the application site boundary and save for the deletion of the basement and alterations to rear landscaping the remainder of the scheme will remain unchanged.

6.02

Accordingly approval of the proposed amendments can have no effect on the relationship of the approved scheme to its receiving environment, local ecology or neighbouring residential development.

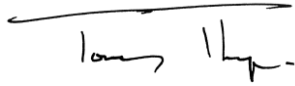
6.03

In our submission the revised proposal will have no additional effect on the character and appearance of the surrounding area or the sites relationship with neighbouring residential properties. Therefore it is not a major amendment and falls to be determined under Section 73 as a minor material amendment.

6.04

For the reasons set out above we respectfully request the Council to consider this MMA application favourably. If you have any queries or require further information please do not hesitate to call.

Kind regards

A handwritten signature in black ink, appearing to read 'Tony Thorpe', with a horizontal line drawn above it.

Tony Thorpe BA(Hons) MRTPI DipConsHistEnv(RICS)

AJT/SB/23/07/2025