

Louise Fuller
Planning and Development
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Our ref: 4880

12 August 2025

Dear Louise

ADDENDUM IN SUPPORT OF THE EXISTING APPLICATION FOR MINOR MATERIAL AMENDMENT (SECTION 73) TO PLANNING PERMISSION PL/23/0662 (ERECTION OF FREE STANDING FITNESS STUDIO) - 2 PRIEST HILL CAVERSHAM READING RG4 7RZ - PL/25/0533

We refer to the abovementioned Section 73 Application submitted on 3 April 2025 on behalf of our client, Laura Bailey, and which was validated on 22 April 2025. Since then, we have had email correspondence with you, and we have seen the email correspondence you have had directly with our client.

We now write by way of addendum to the application to address issues arising in the correspondence mentioned above.

Scaled Drawings

Please find attached new scaled drawings prepared by our client's appointed architects, Michael Pagliaoli Architects Ltd. These comprise drawing No 1549-EX01 showing the Existing Plan and Elevations of the building as built and Drawing No 1549-PL01 showing the Proposed Plan and Elevations of the building. In addition, we enclose a combined Site Layout Plan and Location Plan both drawn to scale as shown.

As mentioned in one of our client's emails, the Council's application page includes a Location Plan showing Ogmore Close which is obviously a mistake. This plan was not provided by us and should be removed from the application page to avoid confusion.

Application Form

As requested, we attach an amended form which refers to the three conditions to which the application relates.



The Proposed Development

This is as described at the top of page two of our letter dated 3 April 2025. We set out again below for ease of reference but with two amendments: (i) the fourth bullet point regarding the skylight is amended to refer to the protrusion from the roofline at 21.5 cm as calculated by the architects preparing the new drawings and (ii) an amended fifth bullet point to refer to change in the size of the overhang:

- Change of footprint from 5.48m x 2.74m to 5.62m x 2.83m (an increase of 14cm in length and 9cm in width)
- Change to the roof slope from south to north, 2.95m (north) to 3.0m (south)) to north to south, 2.99m (north) to 2.92m (south)
- Change to cladding (green composite horizontal cladding to be added to North and West sides to match other elevations)
- Changes to approved skylight clarifying protrusion of 21.5cm above roofline
- Changes to size of overhang and addition of downlights in the overhang and lantern lights on external wall

Appendix 1 to our letter dated 3 April 2025 is a comparative table which sets out the changes to the as built structure compared with the approved building. We attach an updated comparative table, correcting some minor discrepancies, which we trust will be of assistance.

Conditions to which application relates

Condition 2 – We require this to be amended to refer to the new drawings enclosed with this addendum letter in place of those referred to in the existing Condition 2.

Condition 3 - Condition 3 of the existing permission requires that the materials used in the construction of the external surfaces of the building to be as stated in the application which indicates VTG – vertical tongue and groove which was later clarified to be green. The As Built structure comprises a mixture of cement horizontal cladding and metal vertical corrugated cladding. The proposal is to change the materials to horizontal cement cladding on all visible external walls.

Condition 5 – The existing condition restricts the use of the building to a fitness studio only. Our letter dated 3 April 2025 proposes that the existing condition be amended to read:

*Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for a fitness studio only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification, **other than for purposes that are ancillary to the residential use of the main dwellinghouse.** [proposed addition wording shown in bold]*

It remains our client's wish for the condition to be amended as shown above. We stress that any use other than as a fitness studio would only be for a purpose ancillary to the main dwellinghouse use which we believe entirely reasonable.



Conclusion

As stated in our letter dated 3 April 2025 which accompanies the application, we remain of the view that the as built structure, whilst deviating from the approved plans, has not resulted in any harm to the character of the area. Further, we do not believe it impacts harmfully on any neighbours when compared with the building on the approved plans in terms of scale, bulk and mass. Therefore, we believe that the building meets with the aims of the Council's development plan policies and can be approved as a Minor Material Amendment (Section 73).

The proposal seeks to vary condition 3 regarding the approved materials and to amend the current materials so they are uniform across all visible external walls.

The proposal also seeks to vary the restrictive condition relating to the use of the building as a fitness studio only. This is not necessary as it is reasonable to allow the building to also be used as a domestic outbuilding and so the condition should be worded to allow for this without the need for additional consent.

We trust that the above is helpful and please do not hesitate to contact the writer should you wish to discuss whilst you are assessing the application.

Kind Regards

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