

Jade3 Architecture Ltd

Job reference: 2023 enquiry 42
Address: **393 London Road**
Reading
Date: 16-6-2025

Extra notes:

Part retrospective change of use (pursuant of planning application reference no181504/FUL granted on 31-10-2019) from a large C4 sui generis use HMO to form 5no self-contained C3 use residential apartments as follows

- **Basement floor** 1x2 beds being apartment 5 (this apartment was previously approved but due to non financially viable, this has been temporary deferred and the deed of variation of S106 had now been agreed in place).
- **ground floor** 2x1 bed being apartment 1 and 2
- **first floor** 1 x 1 bed being apartment 3 and part apartment 4 respectively and
- **second attic floor** 1x 2 bed unit being remaining apartment 4(making this a 3 bedroom in total)
- **total 5no units**

An extension to the existing rear dormer to create an 'L' shaped dormer.

Note,
although the basement had been included in the description, it is not to be implemented at present as previously agreed.

Planning Department

Reading Borough Council
Civic Offices, Level 1 North
Bridge Street
Reading
RG1 2LU

Dear Sir/Madam,

INTRODUCTION

Jade3 has been appointed by clients KWM Properties Ltd, previously to prepare a variation under section 73 application (previously suggested by Mr Matt Burns) of the Town and Country Planning Act 1990 to vary condition no2 of the previous approved plans associated with planning permission reference no181504/FUL granted on 31-10-2019.

However, the new case officer Ms Alison Amoah had advised that since part of the development was implemented Sept 2022, with deed of variations to the basement as agreed that payment of the affordable housing contribution is payable on occupation of the basement apartments only. Ms Amoah also stated that the fresh

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proposal is only 4no as opposed to 5no residential apartments as per the deeds of variation. The proposed scheme would also impact on Affordable Housing too as there would be a dormer extension which would enable the creation of the 3 bed flat (Apartment 4), so Local Plan Policy H3 (Affordable Housing) would apply to that unit and a S106 legal agreement would be required. As a result, the internal layouts have also been updated which needed to be regularised and cannot be validated under S73 application but a full planning application is needed and hence this application.

The drawings permitted a loft conversion with a rear dormer following the past approved and extant Planning Application when commencement started on 19-9-2022. Original planning drawings was created by others will therefore needed to be tweaked to ensure it met with building control requirements and also now to regularise planning as a result of inclusion of an 'L' shaped dormer.

Therefore the layout had to be updated slightly from the previous planning drawings with the addition of 'L' shaped dormer as it will now need to regularise the drawings for overall planning.



The adjacent 389 and 395 London Road already has L shape dormer.

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The development is currently on site (not yet up to attic roof level) and the applicant now seeks to enlarge the rear dormer to form an 'L-shaped' structure. Both the adjacent neighbours, ie 389 and 395 London Road already have L shaped dormers at their rear and our client felt that this addition will create a consistent roof visually. This will allow for improved internal headroom with additional space and matching the roofscape of adjacent properties, many of which have similarly configured dormers. The revised design remains subordinate to the original roof, respects the rear building line and does not introduce any new windows on the side facing neighbouring properties.

Policy Context

The proposal aligns with both local and national policy guidance:

- **National Planning Policy Framework (NPPF)** – Particularly paragraphs 130 and 134, supporting good design that responds to local character and allows appropriate adaptation of buildings.
- **Reading Borough Local Plan (Adopted 2019)** – In particular:
 - *Policy CC7 (Design and the Public Realm)* – The L-shaped dormer will reflect the prevailing character and scale of neighbouring roof alterations and preserves visual consistency.
 - *Policy H5 (Standards for New Housing)* – Enhancing the internal space of the approved unit improves living conditions.
 - *Policy DH1 (Design)* – The revised dormer remains proportionate and avoids undue visual dominance.



The chimneys have now been removed safely. See photo attached.

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Access

The proposal does not alter the existing access arrangements to the dwelling. The main entrance remains at ground level to the front of the property, and there are no changes to parking or pedestrian access.

We trust the updated drawings are in order and look forward to confirmation that the application has been validated. Please do not hesitate to contact us if you require further information.

NOTE

The basement was previously approved, however in current proposal, the basement will remain sterile on a temporary basis and should it be implemented in future, then additional external stairs at the front and rear would be created to form access.

Conclusion

The revised design represents a minor non material amendment to the previously approved development. The 'L' shaped dormer respects the local character, matches common features within the street scene and enhances the usability of the approved loft space and is being considered under full planning. The proposed changes are therefore considered suitable and seek the council support and look forward to a positive outcome so that the builders can action it accordingly.

Prepared by



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Managing and Concept Director
Chartered Architect and Urban Masterplanner

for and on behalf of Jade3 Architecture Limited