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Jonathan Markwell
Reading Borough Council Civic Offices
Bridge Street
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10.09.2025

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.

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

