

Our Ref: HB/KN/0052/22

17 September 2025

Planning
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

via the Planning Portal

Dear Sir/Madam,

**Application for Non-Material Amendment to Planning Permission 230471
Greggs Unit, Former George and Dragon, 162 Bath Road, Reading
Planning Portal Reference PP- 14340321**

We are instructed by Greene King Commercial Investments Ltd to submit the enclosed application for non-material amendment to planning permission 230471, which granted consent for the following development:

“Demolition of existing pub/ restaurant and erection of 1 no Drive Thru retail / bakery unit (Class E) including erection of supporting structures, together with alterations to means of access, car parking, landscaping and associated works.”

The application seeks to vary condition 2 and 14. Condition 2 references the approved drawings and Condition 14 references the approved lighting scheme.

The application has been submitted via the Planning Portal. Alongside with the application form, the submission comprises a number of amended plans which substitute those already approved:

Approved Drawings		Amended drawings	
Proposed Site Plan	2136/23 Rev W	Proposed Site Plan	2125/06 Rev X
Proposed External Items	2136-28 Rev K	Proposed External Items	2136-28 Rev L



Proposed Boundary Treatments 2136-30 Rev K	Proposed Boundary Treatments 2136-30 Rev L
External Site Plan Lighting Layout 020-09-E-01 P10	External Site Plan Lighting Layout 020-09-E-01 P12
Lighting Report Dated 01/12/23	Light Report Dated 03/07/2025

Background

The application seeks approval for minor changes to the approved lighting scheme for the site to address complaints by adjacent neighbours about light spillage from a floodlight in the northeast corner of the site and to secure consent for a new and additional safety light on the side/ east elevation of the building.

Proposed Alterations

The proposed alterations are as follows:

- Reposition 1 no. light in the northeast corner of the site required to ensure adequate light to meet safety standards around the drive thru lane and switch from a column mounted floodlight to bollard light.
- Install new safety light on the east elevation of the building above the door. This light is required for safety reasons to provide light for staff exiting the building to access the external bin store and cage store. The light is on a motion sensor to ensure it only comes on when required.

Assessment

The proposed alterations are very minor in scale and non-material.

With regard to the amendment of the lighting in the northeast corner of the site covering the drive thru lane, the change has arisen as a result of complaints about light spillage. In the interests of being a good neighbour, the applicant has agreed to change the approved light for a bollard lighting and to adjust its position.

With regard the safety lighting, this has been installed by Greggs and is necessary to ensure staff have a safe and adequately lit route from the building to the external bin store and cage storage. The light is on a motion sensor and therefore should only come on when someone is accessing external areas.



The proposed alterations do not fundamentally change the scheme for which planning permission has been obtained. Accordingly, we consider the changes to be acceptable and trust that consent can be granted for this non-material amendment as soon as possible.

If you have any queries or wish to discuss any matters further, please do not hesitate to contact me.

Yours faithfully,



Helen Binns BA(Hons) MTPL MRTPI

Associate Director

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Cc Shane McNulty, Greene King Commercial Investments Ltd

