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27th January 2026

Dear Sir

Land to the rear of 209 – 219 Henley Road, Caversham, Reading, RG4 6LJ
Portal Ref: PP-14558363

On behalf of the applicants, Henley Road Ltd, please find enclosed a S73 Minor Material Amendment (MMA) application for amendments to planning permission reference 190887 which was approved on 25th March 2020. The description of the approved development is as follows:

Erection of 9 dwellings to the rear of 209 – 219 Henley Road with access road and associated landscaping

This Minor Material Amendment application seeks amendments to condition 2 attached to the permission. It is accompanied by the following documents and plans:

- ☐ PL-10 Location Plan
- ☐ PL – 01E : Proposed Site Plan
- ☐ PL – 02 : Proposed Plots 1 – 4 (unchanged from approved)
- ☐ PL – 03 : Proposed Plots 5 – 6 (unchanged from approved)
- ☐ PL – 04B : Proposed Plots 7, 8 and 9
- ☐ PL – 05C : Proposed Street Elevations
- ☐ PL – 06 : Proposed Sections (unchanged from approved)
- ☐ PL – 07B : Proposed Sections
- ☐ Landscape General Arrangement Plan
- ☐ Landscape Detailed Planting Plan
- ☐ Detailed Plant Schedule and Specification
- ☐ CIL form 1
- ☐ Drainage Technical Note

Proposed condition amendments:

Planning permission for nine dwellings was granted with a number of conditions. The following amendments (in bold) are proposed to conditions under this Minor Material Amendment application:

Condition 2 (Approved Plans)

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing no.s

- **PL-01E – Proposed Site Plan**
- **LLD3718-LAN-DWG-100 – Landscape General Arrangement Plan**
- **LLD3718-LAN-DWG-200 – Landscape Detailed Planting Plan**
- **LLD3718-LAN-SCH-001 – Detailed Plant Schedule and Specification**
- LLD1441-ARB-DWG-001 rev 00 – Tree retention and protection plan Addendum to Original Plan
- LLD1441-ARB-DWG-001 rev 00 – Tree Constraints Plan Addendum to Original Plan
- Addendum to Existing Tree Schedule ref. LLD1441 rev 00
Received by the Local Planning Authority on 7th October 2019
- 2829.13A Issue X – Extent of new residential road proposed for adoption
Received by the Local Planning Authority on 26th September 2019
- Lizard Ecology report addendum dated 22nd August 2019
Received by the Local Planning Authority on 22nd August 2019
- PL-05B – Proposed street elevations
Received by the Local Planning Authority on 18th June 2019
- Aether Air Quality Assessment ref.
Q_assessment/2018/HenleyRd_Phase II version 1
- Peter Evans Partnership Transport Statement Addendum dated May 2019
- Solve Planning Design, Access and Planning Statement dated May 2019
Received by the Local Planning Authority on 17th June 2019
- Lizard Ecology report ref. LLD1441-ECO-REP-001-PEA rev 00
- Edenvale Young Flood Risk Assessment ref. Caversham Henley Road Phase 2 dated 18th June 2018
- **Drainage Technical Note dated 26th January 2026**
- Jomas Arboricultural Impact Assessment and Arboricultural Method Statement ref. P9413J811B- Final v.10
Property and Energy Services Ltd Carbon Reduction and Local Energy Generation Options Report dated June 2018 v1-0
- Property and Energy Services Ltd Carbon Reduction and Sustainability Report
- PL-10 – Proposed location plan
- **PL-05C – Proposed street elevations**
- PL-02 – Proposed plots 1-4
- PL-03 – Proposed plots 5-6



- **PL-04B – Proposed plots 7, 8 & 9**
- PL-06 – Proposed sections
- **PL-07B – Proposed sections**

Proposed Amendments

In submitting this S73 application to make changes to the conditions, we have had regard to the six tests for conditions set out in the NPPF. Paragraph 55 confirms that conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other respects.

Amendment to Condition 2

The amendment to Condition 2 reflects referencing updated approved plans to take account of the following minor amendments proposed to the scheme.

- Replacement of the approved terrace comprising units 7 – 9 with a pair of semi-detached units (units 7 – 8) and a detached unit (unit 9). Associated minor amendment to garden fencing / gate access for these units.
- Minor amendment to the soft landscaping layout.
- Minor amendment to the fixed floor levels of plots as follows:
 - Plots 1 & 2 – change from 40.265 to 40.1
 - Plots 3 & 4 – change from 40.08 to 40.1
 - Plots 5 & 6 – change from 39.62 to 39.95
 - Plots 7 & 8 – change from 38.23 to 39.3
 - Plot 9 – change from 38.23 to 38.85

The submitted plans also show the following detail, which has been separately agreed by the Local Planning Authority pursuant to conditions attached to permission 190887:

- Provision of timber bike stores in the rear gardens of units, in line with information agreed under condition 11.
- Provision of electric vehicle charging points to serve units, in line with information agreed under condition 12.

It is important to highlight that the proposed amendments will not result in any change to the number of dwellings to be delivered (the description of development) nor to the approved housing mix. Plots 7 – 9 will remain as 3 – bed units and there will be no change to the approved parking arrangements.

For clarity, the following table sets out the position with regard to the original conditions of application ref: 190887:

No.	Condition Area	Status
1	Implementation timeframe	Compliance condition



2	Approved Plans	Compliance condition – to be updated under current application
3	Details of external materials	Details approved 12/08/2020
4	Construction of road / access for dwelling	Compliance condition
5	Provision of parking facilities	Compliance condition
6	Construction Method Statement	Details approved 11/11/2020
7	Details of hard and soft landscaping	Details approved 11/11/2020
8	Details of biodiversity enhancements	Details approved 11/11/2020
9	Use of obscure glass to first floor side windows	Compliance condition
10	Hours of demolition and construction works	Compliance condition
11	Details of cycle parking	Details approved 12/08/2020
12	Details of Electric Vehicle Charging	Details approved 12/08/2020
13	<i>No Condition 13 on decision notice</i>	-
14	Details of emission reduction – Standard Assessment Procedure (SAP)	Details approved 12/08/2020
15	Compliance with Arboricultural Report / Method Statement / Tree Protection Plan	Compliance condition
16	Construction Environmental Management Plan	Details approved 11/11/2020
17	Archaeological Work	Details approved 11/11/2020
18	Compliance with Flood Risk Assessment	Compliance condition
19	Details of finished floor levels	Details approved 12/08/2020

Reason for proposed minor-amendment

Minor amendments to units 7 – 9 are proposed for commercial reasons on account of the desirability and sale of units. Minor amendments are proposed in relation to the soft landscaping within the site in connection with the change to these units.

Minor amendments to fixed floor levels are proposed in relation to new EA datum levels following an update to flood modelling which now takes account of climate change projections for flood zones. The proposed floor levels of plots will ensure that they are set much higher than the flood levels to mitigate any potential flood risk, as per the supporting drainage technical note.

Assessment

The principle of development has already been established through the granting of permission ref: 190887. The proposed amendments are all of a minor nature in the context of the permitted scheme and will retain a good balance between built form, landscaping, amenity areas, access road and areas of hardstanding to ensure there



will be no harm to the character of the area and visual amenities in accordance with Policy CC7.

The proposed change to the form of units 7 – 9 will retain sufficient separation distance to existing neighbouring built form fronting onto Henley Road, and the proposals will not result in any harm to residential amenity in accordance with Policy CC8.

There will be no change to the proposed access road or parking arrangements, nor to housing mix. Furthermore, the current proposals will remain acceptable as concluded under the original application in terms of ecology, biodiversity, trees, sustainability, and air quality. The proposals will therefore be in compliance with Policies EN12, EN14, EN15, EN16, H1, H2, TR3, and TR5.

The proposals will comply with National Technical Space Standards and Policy H5.

The proposals are accompanied by a Flood Risk Addendum which sets out that contact was made with the EA following consent being granted under ref: 190887 in light of there being updates to flood modelling to take account of climate change projections for flood zones. The updated modelling has been used to determine appropriate fixed floor levels for units on site. However, it is important to note that the built form remains outside of flood contours (as shown on submitted drawings) and finished floor levels are set no lower than 37.1 metres above Ordnance Datum (which was secured by Condition 18 of ref: 190887 following consultation at the application stage with the EA). The current proposals will therefore importantly not result in any change to the conclusions reached under permission 190887 and no increase in flood risk to and from the site in line with Policy EN18.

S106 Agreement

In conjunction with the submission, the proposals are accompanied by a Viability Assessment prepared by S106 Management which determines the viability of the targeted affordable housing provision secured by the S106 Agreement attached to the original consent. Policy H3 accepts the relevance of viability in this context. The accompanying Viability Assessment sets out that the development does not achieve the target return on a 100% open market basis and, therefore, the proposals are unable to viably deliver the targeted affordable housing contribution.

A variation to the S106 Agreement attached to the original consent is therefore sought to remove the affordable housing contribution. Other obligations set out in the S106 Agreement are to remain.

Condition wording

For completeness, it is considered that the wording of conditions on any grant of permission should be amended to reflect compliance with approved / submitted details as follows:



Condition 1 – remain unchanged

Condition 2 – as set out above

Condition 3

The development shall be carried out in accordance with the materials annotated on drawing **PL-05C – Proposed Street Elevations** unless otherwise agreed in writing by the Local Planning Authority.

Condition 4 – remain unchanged

Condition 5 – remain unchanged

Condition 6

The development shall be carried out in accordance with the details approved under application 201019 on 11th November 2020 pursuant to Condition 6 of permission ref: 190887 – Construction Management Plan (rev 2) and Working Hours & Deliveries unless otherwise agreed in writing by the Local Planning Authority.

Condition 7

The development shall be carried out in accordance with the scheme of hard and soft landscaping annotated on **General Arrangement Hard and Soft Landscaping (Drawing Ref: LLD3718-LAN-DWG-100 Rev 00)**, **Detailed Planting Plan (Drawing Ref: LLD3718-LAN-DWG-200 Rev 00)** and **within the Detailed Plant Schedule and Specification (Document Ref: LLD3718-LAN-SCH-001)** unless otherwise agreed in writing by the Local Planning Authority

Condition 8 – to be re-imposed

Condition 9 – remain unchanged

Condition 10 – remain unchanged

Condition 11

Two cycle parking spaces shall be provided for each dwelling on site in accordance with drawing The development shall be carried out in accordance with the materials annotated on drawing **PL-01E – Proposed Site Plan** unless otherwise agreed in writing by the Local Planning Authority.

Condition 12

Electric Vehicle (EV) charge points shall be provided for each dwelling on site as shown on drawing **PL-01E – Proposed Site Plan** unless otherwise agreed in writing by the Local Planning Authority.



Condition 14

The development shall be carried out in accordance with the details approved under application 200619 on 12th August 2020 pursuant to Condition 14 of permission ref: 190887:

- Property and Energy Services Ltd letter ref. re Sustainability and Carbon Dioxide saving at Henley Road Phase 2 site (07/08/2020)
- Property and Energy Services Ltd Block Compliance Calculation Type: New Build (As Designed) ref. 3567 (27/04/2020)
- Table 1 DER & TER
- Property and Energy Services Ltd letter ref. Sustainability Statement for Water Consumption

unless otherwise agreed in writing by the Local Planning Authority.

Condition 16

The development shall be carried out in accordance with the details approved under application 201019 on 11th November 2020 pursuant to Condition 16 of permission ref: 190887 – Lizard Construction Environmental Management Plan ref. LLD1986-LAN- REP-002 rev 00 (01 October 2020) unless otherwise agreed in writing by the Local Planning Authority.

Condition 17

The development shall be carried out in accordance with the details approved under application 201019 on 11th November 2020 pursuant to Condition 17 of permission ref: 190887 – HCUK Group Written Scheme of Investigation (WSI): Archaeological Trial Trench Evaluation ref.06068A (July 2020) unless otherwise agreed in writing by the Local Planning Authority. In accordance with paragraphs 1.4 and 1.5 of the WSI hereby approved further investigative works may be required. Should following completion of the works outlined in the WSI, further investigative works be required then this condition would only be fully discharged once this further work has been undertaken and details of this submitted to and approved in writing by the Local Planning Authority.

Condition 18

The development hereby permitted not be carried out other than in accordance with the Edenvale Young Flood Risk Assessment ref. Caversham Henley Road Phase 2 rev C dated 18th June 2018 received by the Local Planning Authority on 4th June 2019 **and Drainage Technical Note dated 26th January 2026**. Prior to first occupation of the dwellings hereby permitted the finished floor levels of each dwelling shall be set no lower than 37.1 metres above Ordnance Datum.

Condition 19

The finished floor levels relative to existing floor / ground levels shall be delivered in accordance with the details shown on drawing **PL-01E – Proposed Site Plan** unless otherwise agreed in writing by the Local Planning Authority.



I trust you have all the information to enable registration but please let me know if you require anything further.

Yours faithfully

A handwritten signature in dark ink, reading "Kay Collins". The signature is written in a cursive, flowing style.

Kay Collins BSc (Hons), MPhil, MRTPI
Associate Director

