

PLANNING STATEMENT

**CONSTRUCTION OF A 13 BEDROOM BUILDING (C2 USE) WITH ANCILLARY ACCOMMODATION AND ASSOCIATED WORKS - VARIATION TO CONDITIONS 2 (PLANS), 8 (REFUSE AND RECYCLING), 11 (CAR PARKING MANAGEMENT PLAN), 12 (EV) & 13 (HARD AND SOFT LANDSCAPING) OF PLANNING PERMISSION 220218 DATED 21/12/2022, TO RELOCATE 7 SPACE CAR PARKING AREA, BIN STORAGE AND A NEW ACCESS PATH
AT
NORTHCOURT LODGE, 65 NORTHCOURT AVENUE, READING, RG2 7HF.**



May 2026

Report Ref: 2685/PDAS

Prepared by:

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1. Proposed Site Plan vs Approved Site Plan



Proposed Site Plan



Approved Site Plan REV F : REF 220218

- 1.1 The above Proposed Site Plan clearly shows how the scheme has been amended when compared to the previously approved Site Plan. The most notable change is the relocation of the 7 no. parking spaces that were formally located towards the south western area of the site. These have now been repositioned towards the north eastern section of the site. Bin storage has also been relocated along with a new access path.

2. Changes to Conditions

2.1 **CONDITION 1 states:**

The development hereby permitted shall begin no later than three years from the date of this planning permission.

NOT AFFECTED – There is no change to this condition.

CONDITION 2 states:

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans: Drawing No:

- 0001 – Site Location Plan
- 111 – Proposed Northcourt Lodge Elevations
- 110 Rev F – Proposed Site Plan
- 114 Rev F – Proposed Street Scene & Site Sections
- 115 Rev C – Building Sections
- 112 Rev D – Proposed Floor Plans
- 113 Rev D – Proposed Elevations

Received 17th February 2022

- PLAN 05500/2021 – BS:5837 Tree Protection Plan
 - PLAN 05500/2021 – Tree Plan
 - Arboricultural Report prepared by Duckworths Arboriculture dated January 2021
- Ref:
SCD 05500/2021.*

Received 1st April 2022

AFFECTED – The Proposed Site Plan has been amended with the relocation of the 7 no. car parking area, bin storage and a new access path.

CONDITION 3 states:

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

NOT AFFECTED – There is no change to this condition.

CONDITION 4 states:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor north facing side window shall not be openable below a height of 1.7m when measured from the floor level of the room within which it is located, and shall be glazed with obscure glass before first occupation of the development hereby approved, and shall be maintained as such at all times thereafter.

NOT AFFECTED – There is no change to this condition.

CONDITION 5 states:

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

NOT AFFECTED – There is no change to this condition.

CONDITION 6 states:

[Pre-commencement] No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;*
- b) Location on site for storage of plant and materials used in constructing the development;*
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;*
- d) Identification of any footpath closures or road closures needed during construction;*
- e) Required wheel washing facilities on site;*
- f) A scheme for recycling waste resulting from the construction works.*

- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;*
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements. The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.*

NOT AFFECTED – There is no change to this condition.

CONDITION 7 states:

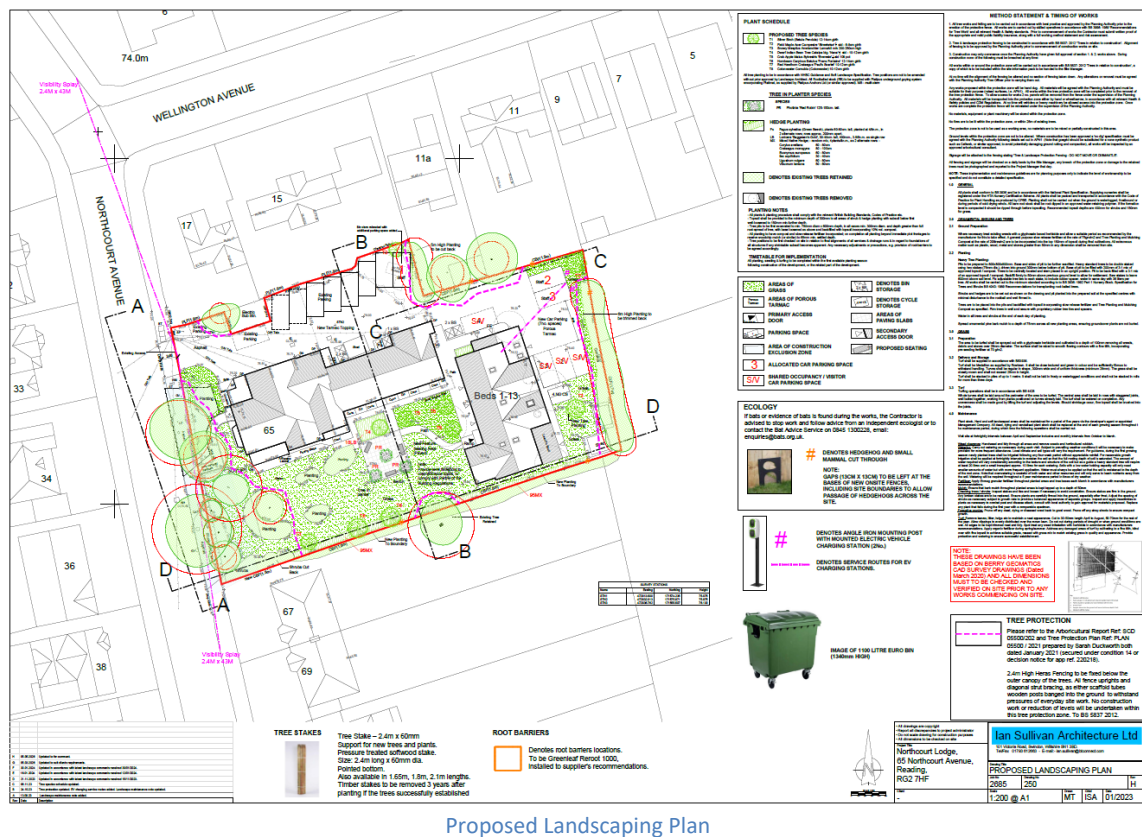
No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

NOT AFFECTED – There is no change to this condition.

CONDITION 8 states:

No development hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted development and shall not be used for any purpose other than bin storage at all times thereafter.

AFFECTED – The Proposed Landscaping Plan has been amended to follow the changes to the Proposed Site Plan. Please refer to drg. no. 2685-250 Rev H – Proposed Landscaping Plan for details of refuse and recycling bin stores.



CONDITION 9 states:

The building hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

NOT AFFECTED – There is no change to this condition.

CONDITION 10 states:

[Pre-commencement] No development shall commence on site until a plan showing how 4 cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

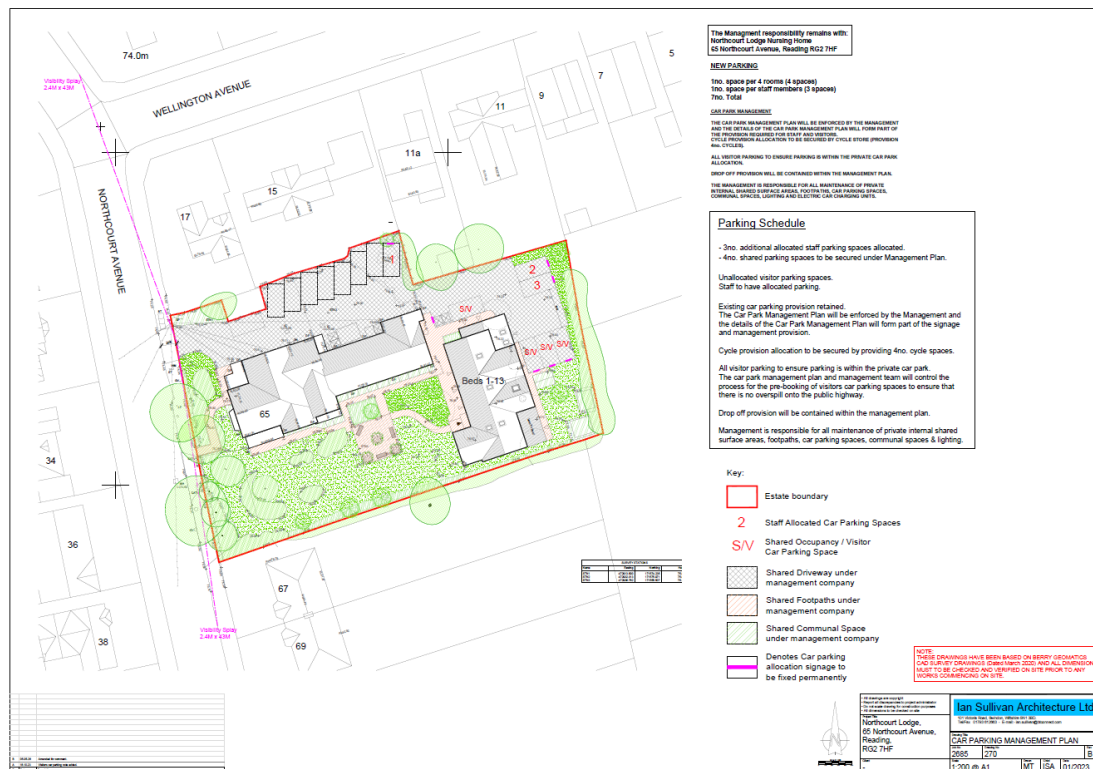
NOT AFFECTED – There is no change to this condition.

CONDITION 11 states:

Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car

parking spaces for staff and visitors has been calculated and provided. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

AFFECTED – The Proposed Car Parking Management Plan has been amended to follow the changes to the Proposed Site Plan. Please refer to drg. no. 2685-270 Rev B – Car Parking Management Plan.

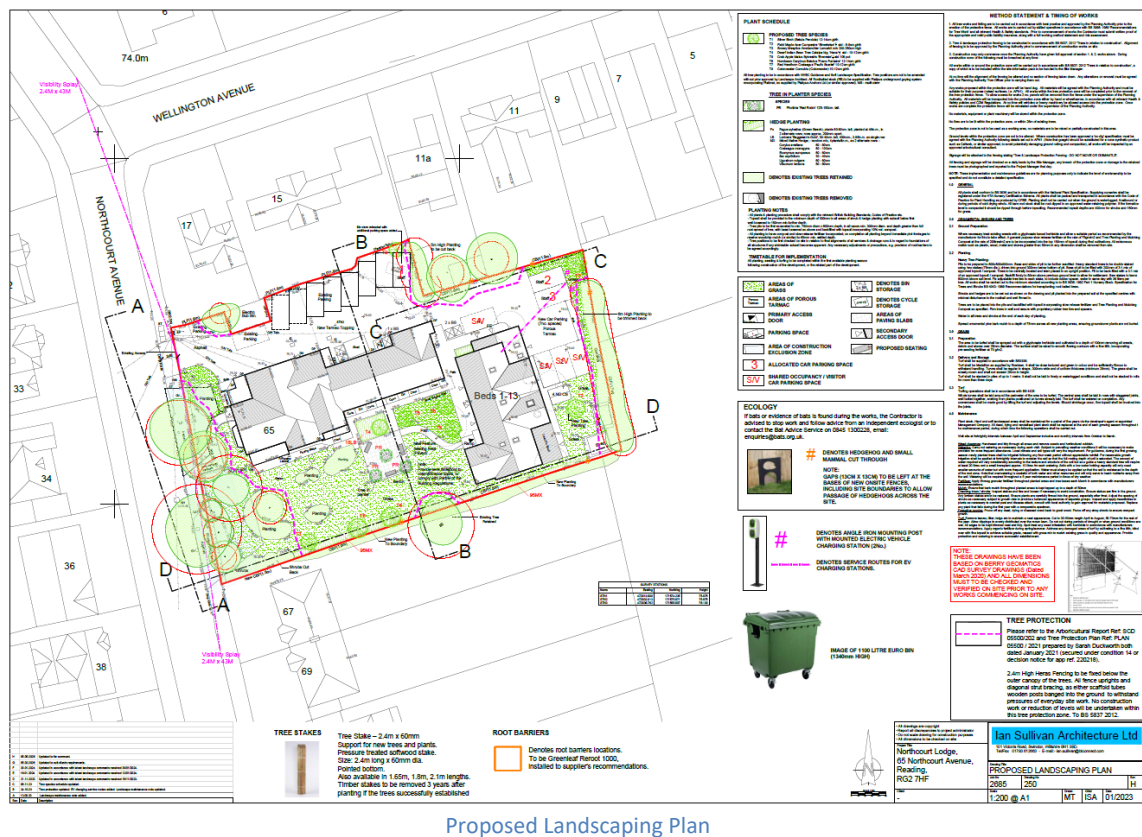


Proposed Car Parking Management Plan

CONDITION 12 states:

No building hereby permitted shall be occupied until the vehicle details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces to be provided with electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. No building/extension shall be occupied until the electric vehicle (EV) charging spaces have been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

AFFECTED – Please refer to drg. no. 2685-250 Rev H – Proposed Landscaping Plan for details of the electric vehicle charging points and their locations.

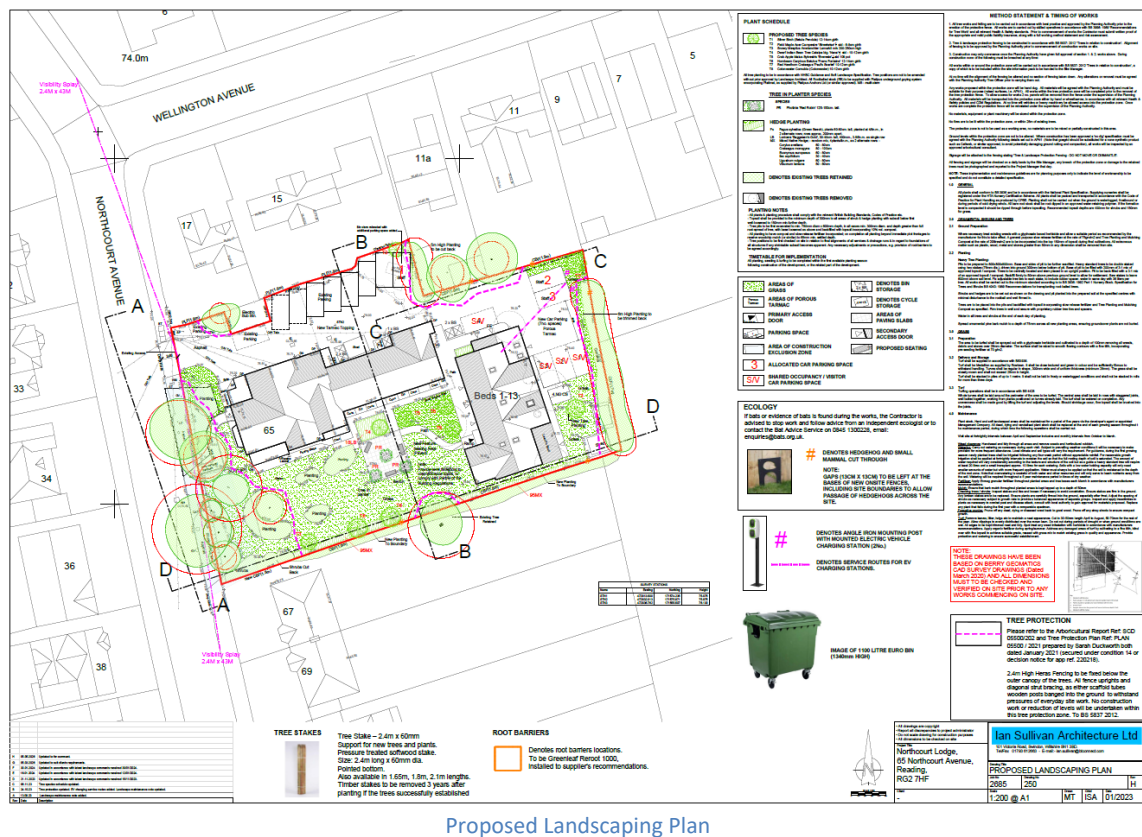


Proposed Landscaping Plan

CONDITION 13 states:

Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting. The scheme shall also include suitable planting to the north of the site along the boundary of properties on Wellington Avenue. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of approved building or in accordance with a timetable agreed in writing with the Local Planning Authority prior to first occupation. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

AFFECTED – The Proposed Landscaping Plan has been amended to follow the changes to the Proposed Site Plan Please refer to drg. no. 2685-250 Rev H – Proposed Landscaping Plan.



CONDITION 14 states:

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report Ref. SCD 05500/202 and Tree Protection Plan Ref. PLAN 05500 / 2021 prepared by Sarah Duckworth both dated January 2021. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

NOT AFFECTED – There is no change to this condition.

CONDITION 15 states:

[Pre-commencement] No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

NOT AFFECTED – There is no change to this condition.

CONDITION 16 states:

Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-

construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 15.

NOT AFFECTED – There is no change to this condition.

CONDITION 17 states:

The development hereby permitted shall be restricted to use class C2 (residential care home) and no other use unless otherwise agreed in writing by the Local Planning Authority. Furthermore, the C2 use shall also not to be used separately from the use of the remainder of the site as a C2 residential care home unless otherwise agreed in writing by the Local Planning Authority.

NOT AFFECTED – There is no change to this condition.

- 2.2 In summary, conditions 2, 8, 11, 12 and 13 were all impacted by the new proposed site plan arrangement which involved the relocation of the 7 no. car parking area, bin storage and a new access path.

3. Planning Policy

3.1 Planning Policy relevant to this small-scale development proposal is contained within: -

- Adopted Reading Borough Local Plan 2036 (2019);
- National Planning Policy Framework (December 2024);
- National Design Guide January 2021 (NDG)

3.2 We believe that the proposed scheme has carefully considered the important aim of the National Planning Policy Framework and the relevant policies within the Adopted Reading Borough Local Plan and the National Design Guide January.

4. Conclusion and Summary

- 4.1** For the reasons set out in this, we would submit that the site is capable of accommodating the construction of a 13 bedroom building (c2 use) with ancillary accommodation and associated works with variations to conditions 2 (plans), 8 (refuse and recycling), 11 (car parking management plan), 12 (ev) & 13 (hard and soft landscaping) of planning permission 220218 dated 21/12/2022, to relocate 7 space car parking area, bin storage and a new access path.
- 4.2** The intention is that the proposed residential housing will complement, rather than detract from its setting, and we would therefore submit that the application proposal complies with relevant Policies within the Reading Borough Local Plan 2036, National Design Guide and the NPPF.
- 4.3** It is considered that all conditions attached to the previous consent (Ref. 220218, dated 21/12/2022 – development has been implemented on site) have been satisfactorily discharged and accord with the requirements of the Local Planning Authority. Any variations to these conditions are identified and addressed within this Section 73 application.

Ian Sullivan

May 2026