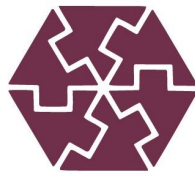


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU
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Reading
BOROUGH COUNCIL

Summary of Amended Application

Please Note

It is always advisable to check the progress of your application with the Local Planning Authority to ensure that an amendment will be accepted by them.

Proposal Name

85 Hamilton Rd

Reference

PP-14881048

Version Number

2

Submission Date

Wednesday, May 27, 2026

Amendments to the Application Form

Description of Proposal (Conditions) - Please state the condition number(s) to which this application relates

Condition number(s)

Previous Answers:

Conditions:

3 - The development hereby permitted shall ONLY be carried out in accordance with the following approved plans as received 23rd September 2024, unless otherwise stated:

- Drawing no: A4/345/OS1, dated March 2023 – Site Location Plan
 - Drawing no: A1/345/04 Rev C, dated March 2023 – Details of Proposed Floor Plans Basement & Ground Floor
 - Drawing no: A1/345/05 Rev D, dated March 2023 – Details of Proposed Floor Plans First & Second Floor
 - Drawing no: A1/345/06 Rev F, dated March 2023 – Details of Proposed Elevations, received 13th November 2024
 - Drawing no: A4/345/11 Rev A, dated March 2023 – Proposed Block Plan
 - Preliminary Roost Assessment, dated 12/8/24 prepared by Arbtech – Precautionary non licensed working method statement within the Recommendation section
- REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

5 - 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 ground and first floor windows, facing no. 83 Hamilton Road, shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. The proposed ground floor windows facing 87A Hamilton Road shall be fixed pane and obscure glazed. The windows shall be glazed with (Level 5) obscure glass before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Updated Answers:

Condition:

3 - The development hereby permitted shall ONLY be carried out in accordance with the following approved plans as received 23rd September 2024, unless otherwise stated:

- Drawing no: A4/345/OS1, dated March 2023 – Site Location Plan
 - Drawing no: A1/345/04 Rev C, dated March 2023 – Details of Proposed Floor Plans Basement & Ground Floor
 - Drawing no: A1/345/05 Rev D, dated March 2023 – Details of Proposed Floor Plans First & Second Floor
 - Drawing no: A1/345/06 Rev F, dated March 2023 – Details of Proposed Elevations, received 13th November 2024
 - Drawing no: A4/345/11 Rev A, dated March 2023 – Proposed Block Plan
 - Preliminary Roost Assessment, dated 12/8/24 prepared by Arbtech – Precautionary non licensed working method statement within the Recommendation section
- REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Condition(s) - Variation/Removal - Please state why you wish the condition(s) to be removed or changed

Previous Answers:

In order to comply with building regulations, an agreement has been formed with the planning officer for the window positioning and type on the elevation facing 87A Hamilton Road, this is in relation to conditions 3 and 5 on the approval letter.

Updated Answers:

In order to help stabilise the corner of the existing part of the house, the window positioning has been changed to move them away from the corner. The conditions on the approval also conflict with each other and so the windows have been confirmed as no opening, this is in relation to conditions 3 on the approval letter.

Condition(s) - Variation/Removal - If you wish the existing condition to be changed, please state how you wish the condition to be varied

Previous Answers:

As agreed with Alison, planning officer for the project, the two side windows shall be moved to the new locations shown on the plans and they both shall be fixed pane.
Proposed plans drawing A1/345/04 (C) will be replaced with A1/345/04 (D) and elevation drawing A1/345/06 (F) will be replaced with A1/345/06 (G)

Updated Answers:

Two side windows shall be moved to the new locations shown on the plans and they both shall be fixed pane.
Proposed plans drawing A1/345/04 (C) will be replaced with A1/345/04 (D) and elevation drawing A1/345/06 (F) will be replaced with A1/345/06 (G)

Declaration (Standard) - Declaration Date

Previous Answers:

05/05/2026

Updated Answers:

27/05/2026

Declaration (Standard) - Amendments Summary

Previous Answers:

Updated Answers:

change of description for why and how condition is to be changed

Amendments to the Fee Calculation

Calculation - Fee for previous version

Previous Answers:

0

Updated Answers:

89

Calculation - Subtotal

Previous Answers:

89

Updated Answers:

0

Calculation - Total

Previous Answers:

89

Updated Answers:

0

Calculation - Total:

Previous Answers:

89

Updated Answers:

0

Amendments to the Location Plan

Polygon / Site Boundary

Has the polygon / site boundary changed?

False

Amendments to the Supporting Documents - Added

Supporting Documents Added

No supporting documents added

Amendments to the Supporting Documents - Updated

Supporting Documents Updated

No supporting documents updated

Amendments to the Supporting Documents - Deleted

Supporting Documents Deleted

No supporting documents deleted