

Reading Borough Council
Planning Section
Directorate for Economic Growth and
Neighbourhood Services
Civic Offices, Level 1 North
Bridge Street
Reading
RG1 2LU



Date: 29 May 2026

My ref: 23119/LT20260529

To whom it may concern

Non material amendment application to planning permission for “Full planning application for the erection of a building containing a day centre providing social care services (Use Class E(f)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access (s.73 application to vary Conditions 2, 13, 14, 21 & 22 of permission 23/0279)” at 2 Hexham Road, Reading, RG2 7UG (PL/24/1589).

1. On behalf of the applicant, Reading Borough Council, please find enclosed a non material amendment application to amend planning permission for “Full planning application for the erection of a building containing a day centre providing social care services (Use Class E(f)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access (s.73 application to vary Conditions 2, 13, 14, 21 & 22 of permission 23/0279)” at 2 Hexham Road, Reading, RG2 7UG (PL/24/1589).
2. Development on the site is well under way. As the construction has progressed, and detailed design has evolved, some changes have become necessary. The changes are explained below.
3. The planning application fee has been paid.
4. We have copied this letter to Ethne Humphreys who was the Case Officer for the previous S73 application.
5. The approved and now superseded drawings and the updated/new drawings are listed below:

Approved and now superseded (23/0279 / PL/24/1589)	Updated/new
N/A	Covering letter (Shrimplin Planning & Development) (May 2026)
Ground Floor GA Planning Layout, drawing number HEX-CPM-31-100-D-A-20010-P04 (Morgan Sindall) (14 March 2025)	Ground Floor GA Planning Layout, drawing number HEX-CPM-31-100-D-A-20010-P06 (Morgan Sindall) (28 May 2026)
Planning Elevations-GA North & South, drawing number HEX-CPM-32-1ZZ-D-A-20110-P04 (Morgan Sindall) (17 March 2025)	Planning Elevations-GA North & South, drawing number HEX-CPM-32-1ZZ-D-A-20110-P06 (Morgan Sindall) (28 May 2026)
Landscape General Arrangement Plan, drawing number E05076-HCC-ZZ-00-DR-L-7001 T2 (Morgan Sindall) (25 July 2023)	Landscape General Arrangement Plan, drawing number HEX-CPM-01-000-D-L-90200-P03 (Influence) (14 May 2026)
Hard Surfaces and Levels Plan, drawing number E05076-HCC-ZZ-00-DR-L-7101 T2 (Morgan Sindall) (25 July 2023)	
Means of Enclosure and Furniture Plan, drawing number E05076-HCC-ZZ-00-DR-L-7201 T2 (Morgan Sindall) (25 July 2023)	
Detail Planting Plan and Topsoil Depths, drawing number E05076-HCC-ZZ-00-DR-L-7302 T2 (Morgan Sindall) (25 July 2023)	Soft Landscaping Plan, drawing number HEX-CPM-01-000-D-L-90301-P08 (Influence) (12 May 2026)

Description of changes

Substation and plant building

- The substation and plant building on the eastern boundary was previously shown as grey fibre cement cladding. This has been changed to grey render to align with SEN (Statutory Authority) guidance for substations and to provide a more durable material for ease of maintenance. The footprint of the building remains the same. These changes will have minimal effect on the appearance of the building.

Canopy

- Changes to the canopies on the south, east and west elevations were approved through the S73 planning application alongside various other changes (PL/24/1589). The canopy on the north elevation previously extended along the length of the building. This is to be reduced to just above the daycare centre entrance. This is to achieve satisfactory levels of daylight to these north facing rooms on the ground floor

of the daycare centre. The canopy will remain a feature of the building signifying the entrance to the daycare centre. It will not have a material impact on the appearance of the building.

North and south elevations

8. The wall between the two entrance doors to the bin store on the north elevation were previously shown as aluminium louvre panels. Ventilation to the plant room is not needed and so this is to be changed to brickwork to match the existing building.
9. The windows to the corridors on the north and south elevations were previously shown as single casement windows. These are to be changed to double casement with the window openings remaining size remaining unchanged. This is required to achieve free ventilation area requirement to comply with Building Regulations.
10. These changes will not have a material impact on the appearance of the building.

Landscaping

11. The drawings for the original planning permission showed 4 concrete bollards on the corner of Northumberland Avenue and Hexham Road. An additional 3 bollards are needed to prevent vehicles from passing through. The bollards are to be changed to stainless steel to provide a more aesthetically pleasing and less intrusive appearance on this prominent corner of the site.
12. The drawings also showed steps on the site's northern boundary leading to Hexham Road. These are not necessary as the primary access points onto the site will be the level access on the corner of Northumberland Avenue and Hexham Road and via the site car park off Hexham Road. These have been omitted and replaced with soft landscaping. Accessibility to the site will not be diminished.
13. There is a new hedge on the northern site boundary next to the western Hexham Road access. Additional hardstanding is required in this location to provide a bin collection point. This has been requested by the Council's Waste Services team to achieve the maximum distances between the bin store and refuse collection point. This is to align with the refuse strategy details submitted to discharge condition 7 (PL/26/1049) which we expect to approved imminently.
14. The car parking bays were previously shown as herringbone block paving. This is to be changed to tarmac to match the roadway and reduce maintenance. Only the top surface will change with the build-up remaining the same. The working methods to protect trees set out in the approved Arboricultural Report will be adhered to. There will be no change to the approved drainage strategy.
15. A motorcycle stand was shown adjacent to the western Hexham Road entrance. This is not required due to the nature of the tenants and so this is to be omitted. A

dedicated scooter store for storing tenants' mobility aids is provided within the main building.

16. The surfacing around the internal perimeter of the daycare centre was previously shown as rubber crumb surfacing. This is to be changed to paving slabs which is a higher quality and more appropriate finish for the mobility needs of the daycare centre users.

Boundary treatment

17. The fence screening the northern courtyard from the car park was previously shown as a 3.3m steel fence. This is to be changed to a 1.8m timber hit and miss fencing. This will give a softer and more aesthetically pleasing appearance.
18. The drawings for the original planning permission show a 1.8m brick wall within the southern courtyard separating the residential units from the daycare centre courtyard. This is to be changed to a 1.8m timber close-boarded fence. The drawings also show raised brick planters. These are to be changed to surface level planting beds. The southern courtyard is a constrained area dominated by heavy materials. The change to timber fencing and surface level planting beds will provide a softer aesthetic whilst retaining privacy to users. The planting specification will remain the same.
19. There is currently an existing 2.4m weldmesh fence and vegetation on the southern boundary with Bude Walk. This was to be replaced by a 1.8m metal fence. Further investigations have found that this fence is in good condition and can be retained along with the established existing vegetation which provides good screening to the daycare centre.
20. We look forward to receiving confirmation that the application has been registered.

Yours faithfully



James Garside

Associate

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cc. Ethne Humphreys, Principal Planner, Reading Borough Council