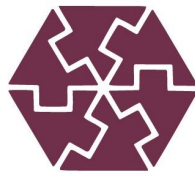


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU
Website: www.reading.gov.uk
Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Moorings
Address Line 1	Upper Warren Avenue
Address Line 2	Caversham
Address Line 3	Reading
Town/city	Reading
Postcode	RG4 7EJ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
469995	175279

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Alistair and Samantha

Surname

Jayne-Coupe

Company Name

Address

Address line 1

Moorings Upper Warren Avenue

Address line 2

Caversham

Address line 3

Town/City

Reading

County

Reading

Country

Postcode

RG4 7EJ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

RG4 9PB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Replacement dwelling and garage outbuilding, alterations to driveway, replacement entrance gate and boundary wall along with new outbuilding in rear garden.

Reference number

PL/25/1100

Date of decision (date must be pre-application submission)

24/03/2026

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2 - Approved Plans
Condition 5 - Gate and boundary fence requiring an additional arboricultural method statement

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

29/04/2026

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 2 - This condition is to be changed to include the revised plans as attached within this submission.

Condition 5 - This condition is to be removed.

The proposed amendments comprise the addition of a modest rear dormer and second floor single casement windows to the rear elevation; a half hip roof to the single storey west volume instead of a crown roof; an additional ground floor window to the west elevation; rooflights and solar panels on the east and west main roofs, together with solar panels on the flat roof of the detached outbuilding; a solar battery and inverter housing on the east elevation; and relocation of the entrance gates and boundary fence to avoid root protection areas.

The amendments are proposed to improve the design and functionality of the approved dwelling. The overall scale, form, and character of the approved development remain unchanged. No change is required to the main roof ridge height, ridge line or overall roof design in order to facilitate the proposed second floor.

The second floor casement windows are narrow in width and are within storage rooms which are not a habitable space. Therefore these will have no impact upon the privacy of the neighbouring properties.

The proposed dormer is within a landing space, which is not a habitable space. This does not create an overlooking issue due to the projecting wings either side blocking views to neighbouring gardens.

The adjustment to the single storey kitchen, utility and pantry roof is to allow a retention of the originally proposed ridgeline without requiring a crown roof, which is preferable. This has resulted in a slight lowering of the ridge and eaves heights.

Solar panels and batteries have been included to allow future-proofing of the property and to take a sustainable approach for the new dwelling.

The gates and boundary fence have been relocated to outside of root protection areas to avoid harm to the adjacent trees.

Please note although it is confirmed within this form that the development has been started, this is only in relation to demolition of the existing property.

A non-material amendment was submitted but the Planning Officer advised that a material amendment s73 application was required instead for the alterations proposed.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2 - To include the following drawing numbers:

25.109.PL.1210A - Proposed Block Plan
25.109.PL.1211A - Proposed Parking
25.109.PL.1212C - Existing and Proposed Site Plans
25.109.PL.1310A - Proposed Ground Floor Plan
25.109.PL.1311A - Proposed First Floor Plan
25.109.PL.1312A - Proposed Roof Plan
25.109.PL.1313 - Proposed Second Floor plan
25.109.PL.1510A - Proposed Elevations Sheet 1
25.109.PL.1511B - Proposed Elevations Sheet 2
25.109.PL.1512B - Entrance Gate and Garage North and South Elevations
25.109.PL.1513C - Outbuilding
25.109.PL.1514A - Streetscene

Condition 5 - To remove the requirement for an additional Arboricultural Method Statement as the revised location of the replacement entrance gate, posts and front boundary wall are now outside of the RPA and therefore should not require additional supporting information. The information in relation to the driveway has already been submitted within the approved Arboricultural Method Statement.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mrs

First Name

Katie

Surname

Allan

Declaration Date

02/07/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Chris Allan

Date

02/07/2026