

# PLANNING STATEMENT

## Variation of Condition 2 (Approved Plans)

|                     |                                                                                    |
|---------------------|------------------------------------------------------------------------------------|
| Site                | Units 5 & 6 Southern Court, South Street, Reading, RG1 4QS                         |
| Application         | PL/26/1038                                                                         |
| Original permission | PL/25/0496 - External alterations to the property                                  |
| Application type    | Section 73 variation of condition                                                  |
| Proposed variation  | Remove the approved side entrance to Unit 1 and relocate it to the front elevation |
| Prepared by         | Celona Consulting Ltd   August 2026                                                |

### Purpose of this statement

This statement accompanies the application to vary Condition 2 of planning permission PL/25/0496. It explains the limited change to the approved external alterations, provides the requested materials specification and assesses the proposal against the relevant planning policy framework.

**Conclusion in brief: the amendment is a modest reconfiguration of Unit 1's access. It preserves the building's appearance and residential amenity, uses matching materials, and does not alter the approved use, quantum of development, servicing or parking arrangements.**

## 1. Introduction

Celona Consulting Ltd has prepared this Planning Statement in support of application PL/26/1038 at Units 5 and 6 Southern Court, South Street, Reading. The application seeks permission under section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (approved plans) of planning permission PL/25/0496.

## 2. Site and planning background

### 2.1 The site

Southern Court is a purpose-built block arranged as a terrace of similarly detailed units. Units 5 and 6 form the application property and are shown on the submitted location and block plans. The principal elevation faces South Street, with the side elevation of Unit 6 facing the access alongside No. 7 Southern Court.

### 2.2 Original permission

Planning permission PL/25/0496 was granted for external alterations to the property. The approved scheme includes external door and window alterations associated with the internal residential arrangement. The Council's public register records the approved development description as 'External alterations to the property'.

## 3. The proposed variation

### 3.1 Description

The application changes the access position serving Unit 1. In comparison with the approved drawings, it would:

- omit the approved entrance door from the side elevation of Unit 6;
- make good that side-elevation opening in matching facing brickwork;
- form the Unit 1 entrance on the principal/front elevation, adapting the approved window opening at that position; and
- make the limited consequential adjustments shown on drawings 0539-1000A and 0539-1001A.

No change is proposed to the number of residential units, their use, the building's footprint, height, roof form, overall massing, parking, refuse arrangements or servicing. The remainder of the external alterations approved under PL/25/0496 is retained.

### 3.2 Materials specification

The external works will match the established and approved palette of Southern Court as follows:

| Element                             | Specification                                                                                                                                      | Matching requirement                                                                                                                   |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>New front entrance door</b>      | Thermally broken, powder-coated aluminium-framed glazed entrance door; anthracite grey, RAL 7016, matt finish.                                     | Frame profile, colour, glazing appearance and ironmongery to match the approved/existing external door suite.                          |
| <b>Side-door infill</b>             | Facing brickwork with compatible mortar, bonded into the existing wall; any disturbed insulation, cavity closers and internal finishes reinstated. | Bricks to match the existing elevation in size, colour, texture and bond; mortar colour, joint profile and pointing to match existing. |
| <b>Trims, cills and making good</b> | Powder-coated metal trims/cills where required, with local making good around altered openings.                                                    | Colour and finish to match the adjoining approved/existing window and door components; no contrasting surrounds.                       |

Before installation, the contractor will verify the existing colour and profiles on site. If the installed external door suite uses an equivalent manufacturer-specific anthracite-grey finish rather than RAL 7016, the closest matching finish will be used so that the amendment reads as part of the same coordinated scheme.

## 4. Section 73 context

National Planning Practice Guidance confirms that section 73 may be used to vary or remove conditions attached to a planning permission, including to make a material amendment, provided the change relates to the conditions and not the operative part of the permission. A permission granted under section 73 is a new, independent permission alongside the original permission.

The proposed change is appropriately pursued through variation of the approved-plans condition. It does not change the operative description 'External alterations to the property'; it substitutes revised plans showing a limited relocation of one entrance within the same building elevation group. The nature and purpose of the permitted development remain unchanged.

## 5. Planning policy framework

### 5.1 Development plan

The Reading Borough Local Plan was adopted on 4 November 2019 and remains the adopted development plan document used to determine planning applications. A partial update was submitted for examination in May 2025, but the Council confirms that the examination remains ongoing.

Policy CC7 (Design) is the principal adopted policy relevant to this small-scale external amendment. It seeks high-quality design that responds positively to local context, creates safe and accessible environments, protects amenity and uses appropriate details and materials.

### 5.2 National policy

Chapter 12 of the National Planning Policy Framework gives substantial importance to good design. Paragraph 131 states that high-quality, beautiful and sustainable buildings and places are fundamental to the planning process. Paragraph 135 requires development to function well, be visually attractive, respond sympathetically to local character, use appropriate materials and provide safe, inclusive and accessible places with a high standard of amenity. Paragraph 140 emphasises clear approved plans and materials and the need to avoid diminishing design quality through later changes.

## 6. Planning assessment

### 6.1 Design and character

The amendment is visually limited and keeps all works within existing openings or localised alterations to them. The new front entrance is positioned within the established ground-floor rhythm of doors and windows and provides a clear, legible access from the principal approach. The former side entrance will be removed and its opening carefully infilled, simplifying the side elevation.

Matching brickwork, mortar, aluminium framing and colour will integrate the work with the existing building and the wider approved alteration package. There is no change to height, massing or roofscape. The proposal therefore preserves the form and architectural coherence of Southern Court and accords with Local Plan Policy CC7 and NPPF paragraphs 131 and 135.

### 6.2 Residential amenity

The relocation of a single entrance does not introduce additional residential accommodation, increase occupation or create new upper-level overlooking. Activity associated with Unit 1 is redistributed from the side access to the established front approach, where entrances and pedestrian movement already form part of the building's character. The amendment will not give rise to material loss of privacy, daylight, outlook or an overbearing effect for neighbouring occupiers.

### 6.3 Access, movement and safety

A front-facing entrance provides a more direct and visible route to Unit 1 from the principal approach and improves the legibility of the dwelling entrance. The change does not affect the existing vehicular access,

parking, cycle or refuse arrangements and generates no additional trips. Detailed threshold and door performance will be addressed through the Building Regulations and construction design process.

## 6.4 Other planning matters

The works are confined to the existing building envelope and hard-surfaced approach. They do not alter drainage, flood risk, landscaping, trees, ecology or ground conditions. There is consequently no new or materially different impact in respect of those matters when compared with the extant permission.

## 7. Drawing schedule

The variation application is supported by the following drawings:

| Drawing   | Rev. | Title / purpose                                                                                 |
|-----------|------|-------------------------------------------------------------------------------------------------|
| 0539-0001 | -    | Existing Ground Floor Plan and Block Plan                                                       |
| 0539-0002 | -    | Existing First Floor Plan, Existing Elevations and Location Plan                                |
| 0539-0003 | -    | Existing Second Floor Plan and Existing Elevations                                              |
| 0539-1000 | A    | Proposed Ground Floor Plan - approved elements and proposed variation identified                |
| 0539-1001 | A    | Proposed Ground Floor Mezzanine Plan and elevations - entrance relocation and materials context |
| 0539-1002 | A    | Proposed First Floor Plan and Proposed Elevations                                               |
| 0539-1003 | A    | Proposed Second and Third Floor Plans                                                           |

## 8. Conclusion

Application PL/26/1038 proposes a focused and proportionate amendment to Condition 2 of permission PL/25/0496. The only material change is the relocation of Unit 1's entrance from the side elevation to the front elevation, with the former opening made good in matching brickwork. The external materials will match the existing and approved building palette.

The amendment remains within the scope of the approved external alterations, retains the approved residential quantum and causes no material change to character, neighbouring amenity, access, parking or servicing. It accords with the design and amenity objectives of Policy CC7 of the Reading Borough Local Plan and Chapter 12 of the NPPF. The Council is therefore respectfully requested to approve the variation and substitute the revised drawings under Condition 2.