

Planning Statement

Section 73 Application: Variation of Condition 2 (Approved Plans)

Planning Permission: 252525

Site Address: 108 Reading Road, Woodley, RG5 3AD1. Introduction

1. Introduction

This statement supports an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans) of planning permission **252525**, relating to the ongoing development at 108 Reading Road.

Permission 252525 varied the original householder approval **251184**, allowing amendments to the rear dormer and removal of the rear terrace. During construction, several minor deviations have occurred, primarily relating to fenestration, materials, and the rear dormer roof form. These changes do not alter the approved massing, scale, or design intent of the development.

This application is submitted in response to concerns raised during construction. While the changes are modest and would typically be addressed through a variation of condition, the Council has advised that a formal application is required to regularise the works.

To assist the Local Planning Authority, the previously approved drawings (251184 and 252525) and the as-built drawings (PL A679-10, 11, 12) are submitted to clearly illustrate the limited extent of the changes.

2. Summary of Minor Deviations

2.1 Rear Dormer Roof Form

- Under approval 252525, the rear dormer was shown with a dummy pitched roof on all sides.
- As built, the side cheeks retain the pitched roof, while only the rear face incorporates a flat roof section with a small gable.
- This adjustment is modest, improves drainage and buildability, and does not increase height, massing, or visibility from public viewpoints.

2.2 Front Elevation Fenestration

- The approved bay window serving the living room has been replaced with a fully glazed sliding door at ground floor level.
 - The study, previously approved with three full-height windows, now contains one standard casement window of the same width at ground floor level.
 - The front dormer window has been reduced in size.
- These changes remain in keeping with the property's proportions and do not alter the building envelope.

2.3 Rear Elevation Fenestration

- At ground floor level, a bifold door has been installed in place of the previously approved openings.
- At loft level, two fully glazed doors with a side window provide access to the terrace, replacing the two windows approved under 252525.
These alterations do not increase overlooking beyond what was already approved under 251184.

2.4 Rear Terrace (Reinstated, Smaller Than Approved)

- The terrace was originally approved under 251184 and assessed as acceptable with privacy screens.
- Although removed under 252525, the terrace has been reinstated in a smaller form than originally approved.
- The terrace includes a 1.8 m obscure-glazed privacy screen and 1.1 m railing, ensuring no loss of privacy to neighbours.

2.5 Materials

- The existing dwelling was finished in pebbledash render mostly.
- Smooth render has been used to modernise the appearance and provide a consistent finish.
- The dormer face uses tiles rather than composite cladding, harmonising with the tiled roof. These material changes remain visually coherent and do not detract from the character of the property.

3. Planning Assessment

3.1 Design and Character

The changes are modest and do not alter the approved scale, massing, or form of the development. The revised fenestration and materials remain consistent with the character of the host dwelling and surrounding properties.

3.2 Residential Amenity

The reinstated terrace is smaller than the originally approved version and includes full privacy screening. No additional overlooking or loss of amenity arises from the fenestration changes or dormer roof adjustment.

3.3 Policy Compliance

The proposal remains compliant with:

- **Core Strategy Policy CP3** - General Principles for Development
- **Managing Development Delivery Policy TB21** - Residential Extensions
- **NPPF Paragraph 130** - Achieving well-designed places

The minor deviations do not introduce any new impacts and, in some cases, reduce potential effects compared to the original approval.

4. Conclusion

This Section 73 application seeks to vary Condition 2 of permission 252525 to reflect a small number of minor deviations from the approved plans. The changes do not materially affect the scale, appearance, or amenity impact of the development and remain consistent with the character of the property and the surrounding area.

The applicant respectfully requests that the Local Planning Authority approve the revised drawings and regularise the development accordingly.