

3rd July 2026

Ref. 0401/11.1

Wokingham Borough Council
Planning Department
Civic Offices,
Shute End,
Wokingham
RG40 1BN

Dear WBC Planning Department.

Re: Variation of approved drawing A-L-001A to revised drawing A-L-001C pursuant to Section 73 of the Town and Country Planning Act 1990 for 12 Coningham Road, Shinfield, Reading, RG2 8QP under planning permission 241956

1.0 Introduction

On behalf of Mr Lucian Balan and Mrs Cornelia Radu, we are pleased to submit this Section 73 application seeking a minor variation to the approved plans associated with planning permission **241956**, approved on **19 September 2024**. The original permission approved the erection of a two-storey side extension following demolition of the existing attached garage, based on drawing A-L-001A.

This application seeks approval of revised drawing **A-L-001C**, which introduces a number of limited design refinements while retaining the approved development's overall scale, footprint, height, massing and planning principles.

2.0 Purpose of these Amendments

Following detailed design development and discussions with the clients after the grant of planning permission, a number of relatively minor amendments have been identified that will significantly improve the functionality and architectural quality of the extension without materially altering its planning impacts.

The revisions have been carefully considered to ensure they remain wholly compatible with the design objectives of the original approval and continue to respect the character of the host dwelling and surrounding street scene.

3.0 Proposed Changes

The principal amendments between approved drawing A-L-001A and revised drawing A-L-001C have been made to the internal ground and first floor layouts to improve the practical arrangement of accommodation, circulation and day-to-day usability of the dwelling. These alterations are entirely internal and have no adverse planning implications.

4.0 Rear Elevation Design

The previously approved plans have been refined to create a more coherent architectural composition. The revisions introduce a recessed entrance feature with twin arched openings. These amendments we feel improve the proportions and enhance the detailing consistent with the character of the dwelling.

Overall these amendments improve the architectural appearance without increasing the size or prominence of the extension.

5.0 Front / Side Elevation Refinements

Minor amendments have been made to these elevations with window positioning, door arrangements, brickwork detailing and façade articulation.

These changes improve the appearance of the extension whilst maintaining appropriate relationships with neighbouring properties. No additional overlooking / loss of privacy is created.

6.0 Roof Layout

The roof layout has been updated to reflect the revised internal arrangement. The overall ridge height, roof form and bulk remain consistent with the approved scheme. Only the positioning of rooflights has been rationalised.

7.0 Planning Assessment

Importantly, the application does not seek to increase the overall footprint of the building or ridge / eaves height. The development therefore remains substantially the same development that was previously considered acceptable by the Local Planning Authority. The amendments simply refine the approved design following detailed architectural development.

8.0 Residential Amenity

The amendments do not introduce any additional planning impacts beyond those already assessed under planning permission 241956. In particular there are no material changes relating to overlooking, privacy, overshadowing, loss of daylight, visual impact and relationship to neighbouring dwellings.

The proposal therefore continues to satisfy the objectives of Core Strategy Policy CP3, which seeks to protect neighbouring residential amenity while securing high quality design.

9.0 Design Quality

The revised design represents an enhancement to the approved scheme through improved proportions and more carefully considered architectural detailing as the proposal continues to:

- integrate successfully with the existing dwelling;
- respect the established character of Coningham Road;
- use matching materials;
- maintain the scale and appearance previously accepted by the Council.

Accordingly, the proposal remains fully consistent with the design objectives of:

- Core Strategy Policy CP1 (Sustainable Development);
- Core Strategy Policy CP3 (General Principles for Development);
- the Council's design objectives for high-quality residential extensions.

10.0 National Planning Policy Framework

The revised proposal also accords with the objectives of the National Planning Policy Framework (NPPF). In particular the proposal supports:

- Section 12 – Achieving well-designed places, by delivering a higher quality architectural outcome through improved detailing and elevational composition;
- the NPPF's emphasis on good design as a key aspect of sustainable development;
- the Government's encouragement for planning authorities to work positively and proactively with applicants to secure high quality development.

The proposal represents an evolution of an already approved scheme rather than a fundamentally different form of development.

11.0 Conclusion

The amendments proposed under this Section 73 application are modest in nature and principally relate to improvements in architectural detailing and internal functionality. These proposals can be summarised into the following points as it:

:

- retains the approved scale, height, massing and footprint;
- does not materially alter the planning impacts previously assessed;
- preserves neighbouring residential amenity;
- improves the architectural quality of the approved scheme;
- remains fully compliant with WBC Core Strategy Policies CP1 and CP3;
- accords with the design objectives of the National Planning Policy Framework.

Given the limited nature of the amendments, we respectfully request that the Local Planning Authority approves this Section 73 application and issues a revised planning permission based upon drawing A-L-001C.

Should any additional clarification be required during the determination of the application, we would be pleased to assist and continue to work proactively with the case officer to facilitate a timely determination.

Yours faithfully,



Khalil Ur-Rehman

BA (Hons), Dip Arch, ARB, RIBA

Director

For and on behalf of **UR Architects Ltd**

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Enclosures:

- Section 73 Application Form
- Existing Decision Notice (Application 241956)
- Previously Approved Drawing A-L-001A
- Proposed Revised Drawing A-L-001C