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Platform 5
architects

21-102 | Brentwode

Section 73 Planning Statement
March 2025

1.1 Proposal Overview

This report is prepared in support of a Section 73 planning application for minor amendments to the approved design of the new build dwelling at Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE.

Application ref. 231857 was approved on the 10th October 2023 for:

Full application for the proposed erection of 1 no. detached four bedroom dwelling and single storey detached garage and store, plus gates, fencing and associated alterations to the existing access, parking and landscaping, following demolition of the existing dwelling and outbuildings.

The permission was implemented in August 2024, and construction is ongoing at time of application.

All conditions requiring applications to the council have been discharged under application ref. 250076, dated 31st January 2025.

During the course of detailed design, some minor amendments have become necessary, and an application is required to regularise these changes, namely:

- 1. omission of a north-facing kitchen window, to allow for repositioning of the ASHP externally, and to allow for additional kitchen cabinets internally
- 2. re-location of the ASHP further away from the boundary and closer to where pipes enter the house. Increase in width of external timber bin enclosure to screen this.
- 3. change from a casement glass door with fixed side panel on the south elevation, to a sliding glass door, improving functionality
- 4. change in design of the living room rooflight from a rooflight sitting on a projecting kerb, to an in-roof Velux roof window with a mullion
- 5. addition of an opening roof window above the hallway for improved ventilation
- 6. addition of a 25 panel solar photovoltaic array, to improve the environmental performance of the house by generating renewable energy.

It is our view that changes 1-5 would be considered “non-material” and could be regularised by submission of a section 96A non-material amendment application, however the addition of the solar panels are likely to be considered as a material addition, therefore a S73 application is being made for all of the minor amendments. This view was confirmed by planning officers.

The application therefore is to vary the wording of condition 2. Approved drawings, to replace the revised approved drawing references as follows:

100 Rev.P5	>	100 Rev.V1	402 Rev.P5	>	402 Rev.V1
101 Rev.P5	>	101 Rev.V1	403 Rev.P5	>	403 Rev.V1
102 Rev.P4	>	102 Rev.V1	500 Rev.P7	>	500 Rev.V1
103 Rev.P5	>	103 Rev.V1	501 Rev.P5	>	501 Rev.V1
400 Rev.P6	>	400 Rev.V1	511 Rev.P4	>	511 Rev.V1
401 Rev.P5	>	401 Rev.V1			

All other approved drawing references would remain unchanged. There is no change to the floor area or volume of the proposal.

Further details of the amendments are provided in this document.

1.2 Current Planning Status and History

The planning history of the property is the following:

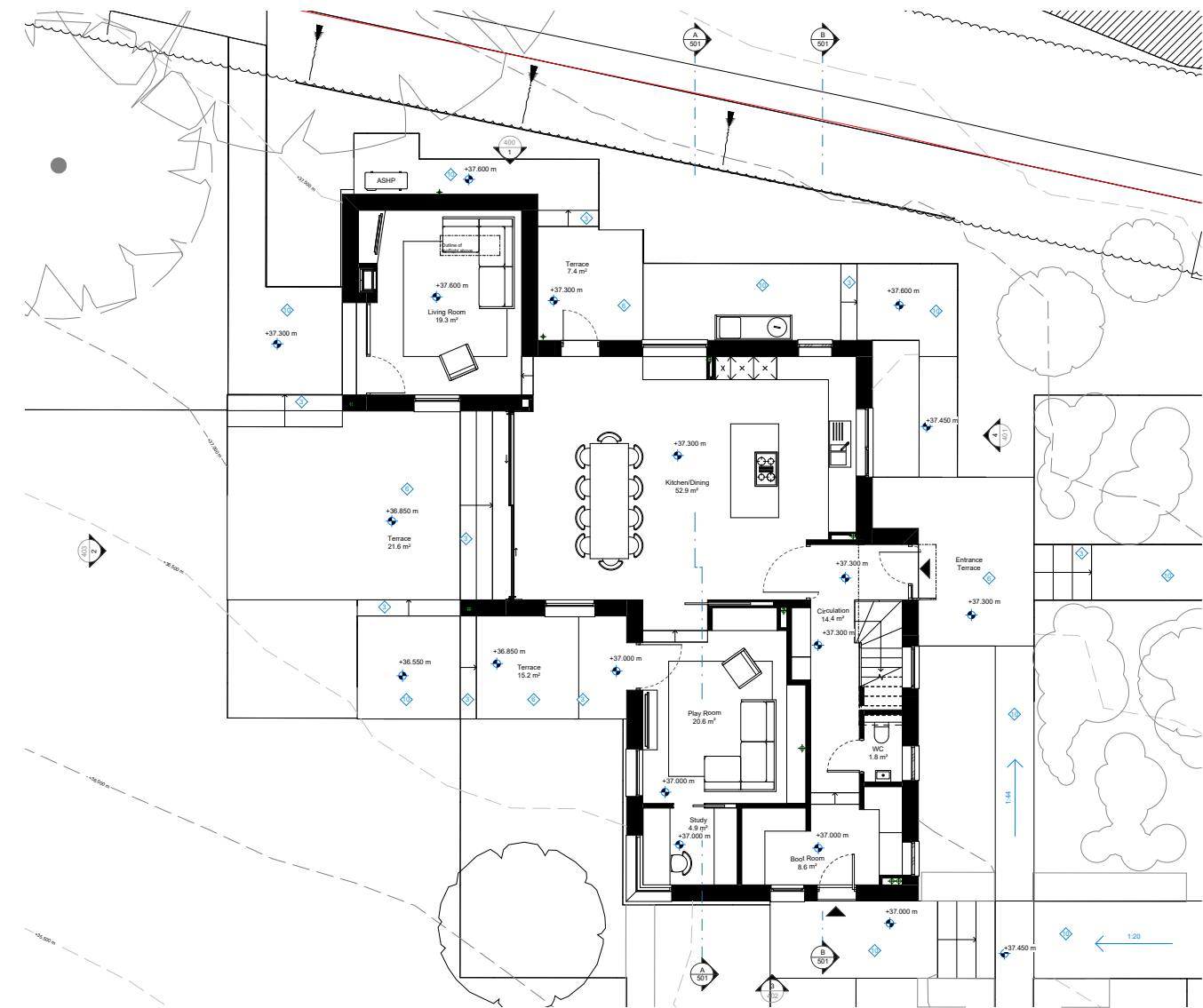
- **232/49** - Detached dwelling at “Brentwode”, Johnson’s Hill, Wargrave Road, Wargrave. - Granted on 16/06/1949.
- **79/50** - Addition to house (under construction) at “Brentwode”, Johnson’s Hill, Wargrave Road, Wargrave. - Granted on 18/03/1950.
- **331/50** - Garage at “Brentwode”, Johnson’s Hill, Wargrave Road, Wargrave. - Granted on 12/09/1950.
- **523/50** - Retention on site and use of Tarran Hut as garden store at “Brentwode”, Johnson’s Hill, Wargrave Road, Wargrave. - Granted on 12/12/1950.
- **R/127/68** - Alterations and addition of front extension at “Brentwode”, Johnson’s Hill, Wargrave Road, Wargrave. - Granted on 13/05/1968.
- **212602** - Application for a certificate of lawfulness for the proposed erection of a single storey side extension, erection of a two storey rear extension and changes to fenestration. - Confirmed lawful at 28/07/2021.
- **212524** - Householder application for the proposed erection of single storey detached garage, following demolition of existing garage and demolition of ‘Tarran Hut’, plus associated minor landscape alterations to extend driveway and provide turning head. - Granted on 22/09/2021.
- **220789** - Full application for the demolition of existing dwelling and outbuildings, proposed erection of 1no. 4 bedroom dwelling and garage, alterations to existing vehicular access, plus the erection of new entrance gate and fence. - Refused on 21/07/2022.
- **231857** - Full application for the proposed erection of 1 no. detached four bedroom dwelling and single storey detached garage and store, plus gates, fencing and associated alterations to the existing access, parking and landscaping, following demolition of the existing dwelling and outbuildings - Approved on 10/10/2023. Implemented August 2024.
- **250076** - Application for submission of details to comply with the following conditions of planning consent 231857 dated 10/10/2023. Condition 8 relates to an Electric Vehicle Charging Strategy and condition 14 to a bat box scheme. - Approved on 31/01/2025

2.1 Layout - Plans

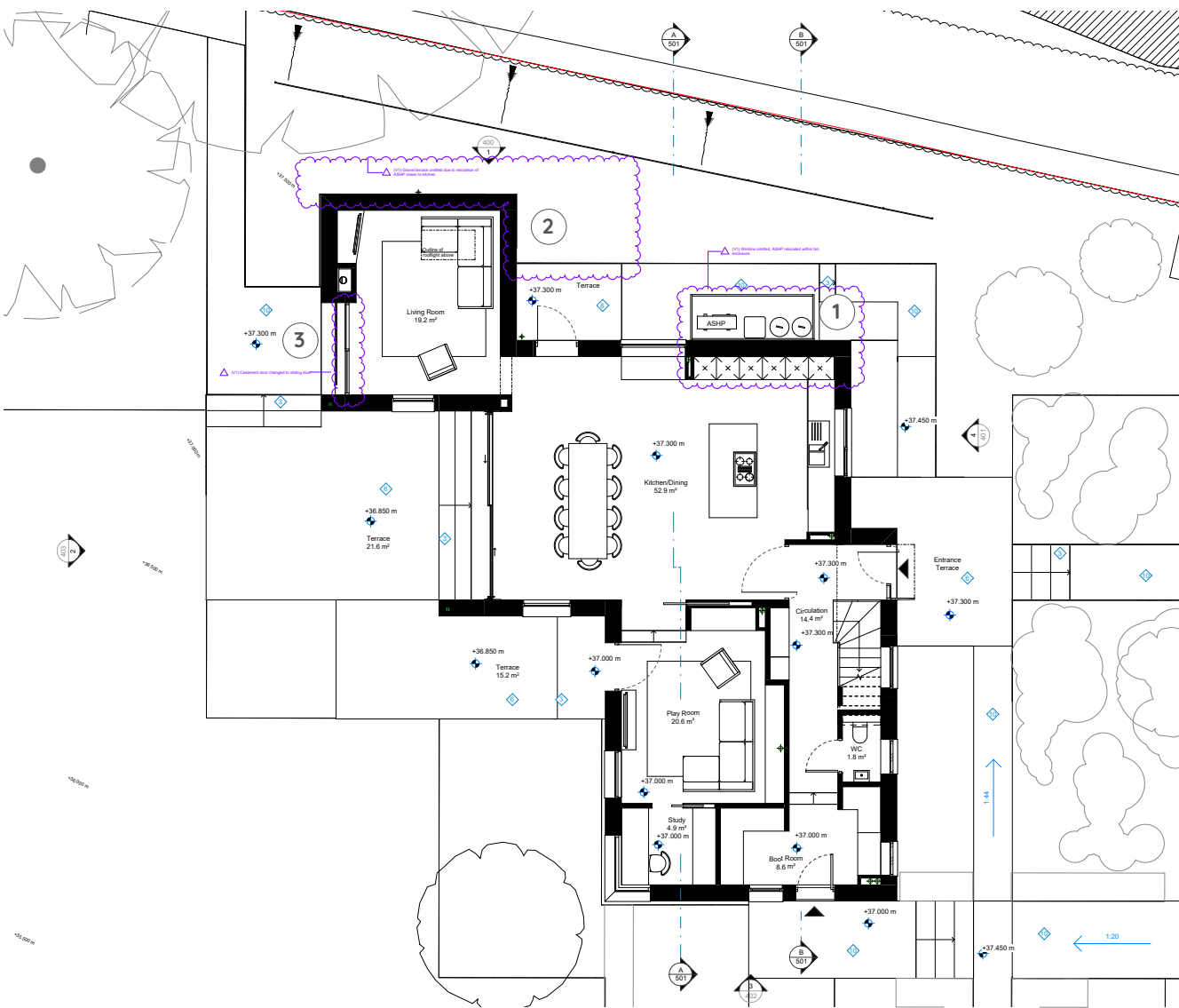
Minor amendments are proposed to the plans; approved and proposed amended plans are shown below.

There is no change to the use, area or volume as a result of the amendments.

- 1. omission of a north-facing kitchen window
- 2. re-location of the ASHP
- 3. change from a casement glass door with fixed side panel on the south elevation to a sliding glass door
- 4. change in design of the living room rooflight
- 5. addition of an opening roof window above the hallway
- 6. addition of a 25 panel solar photovoltaic array



Approved ground floor plan



Amended ground floor plan

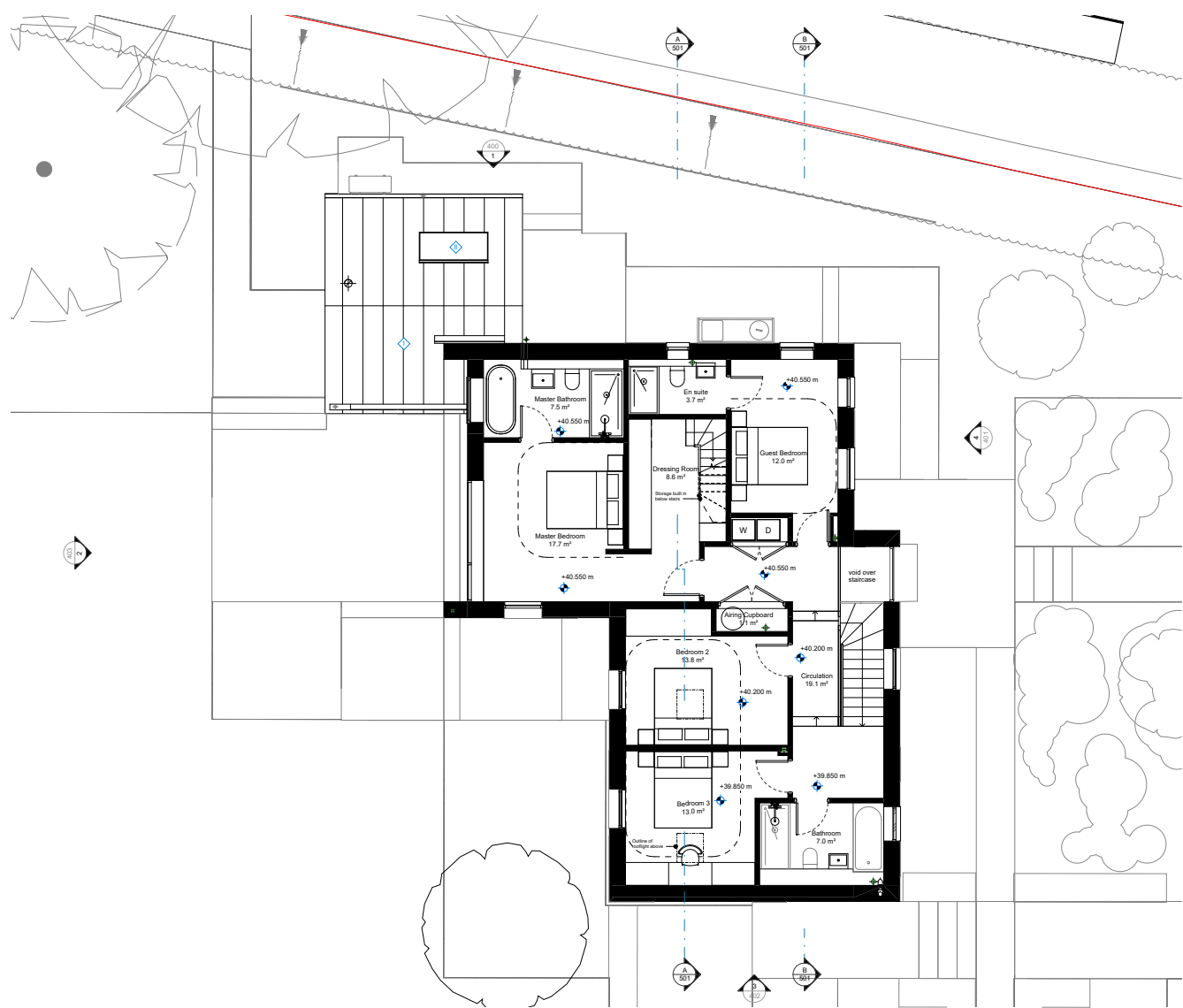


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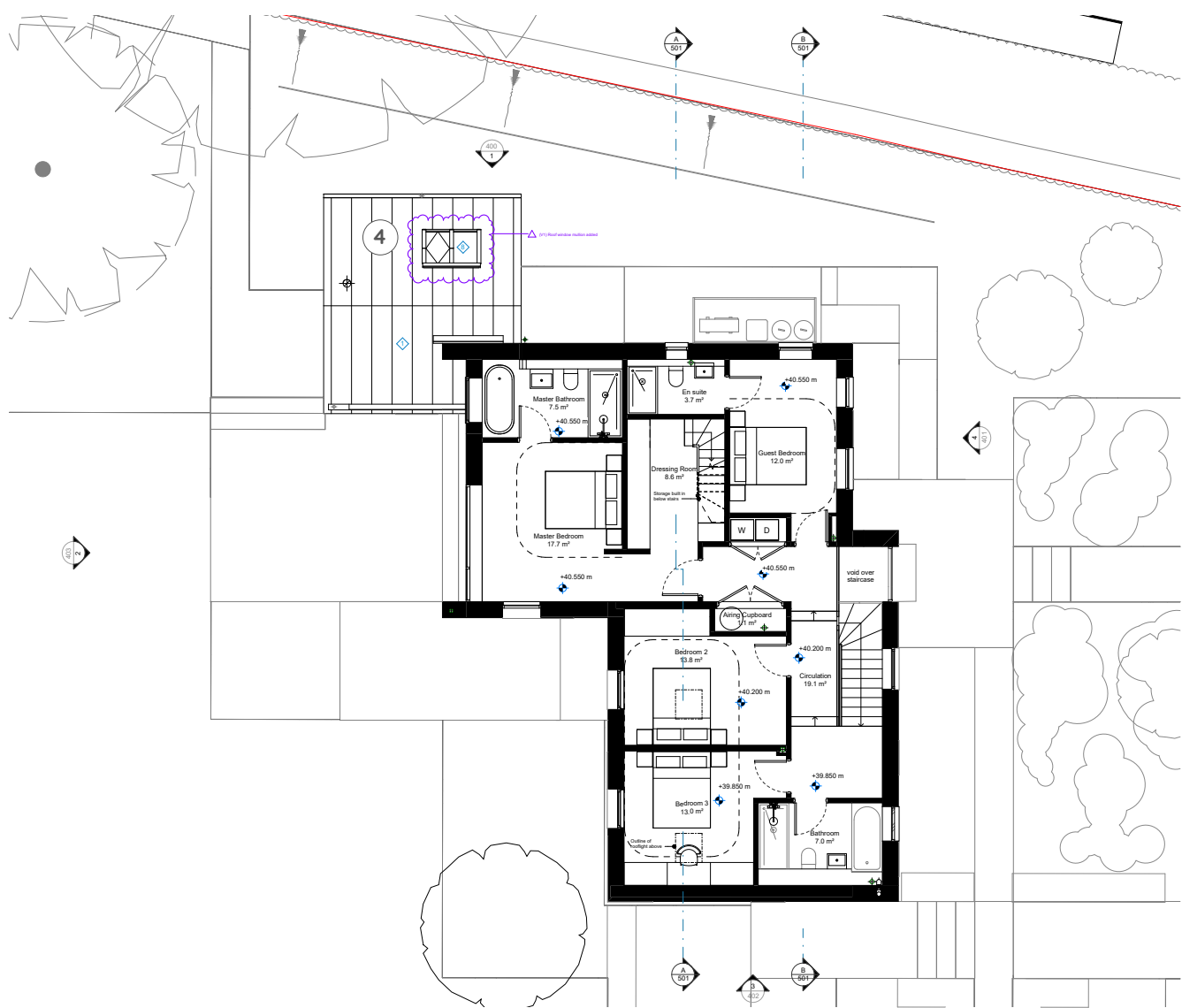
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Approved first floor plan



Amended first floor plan

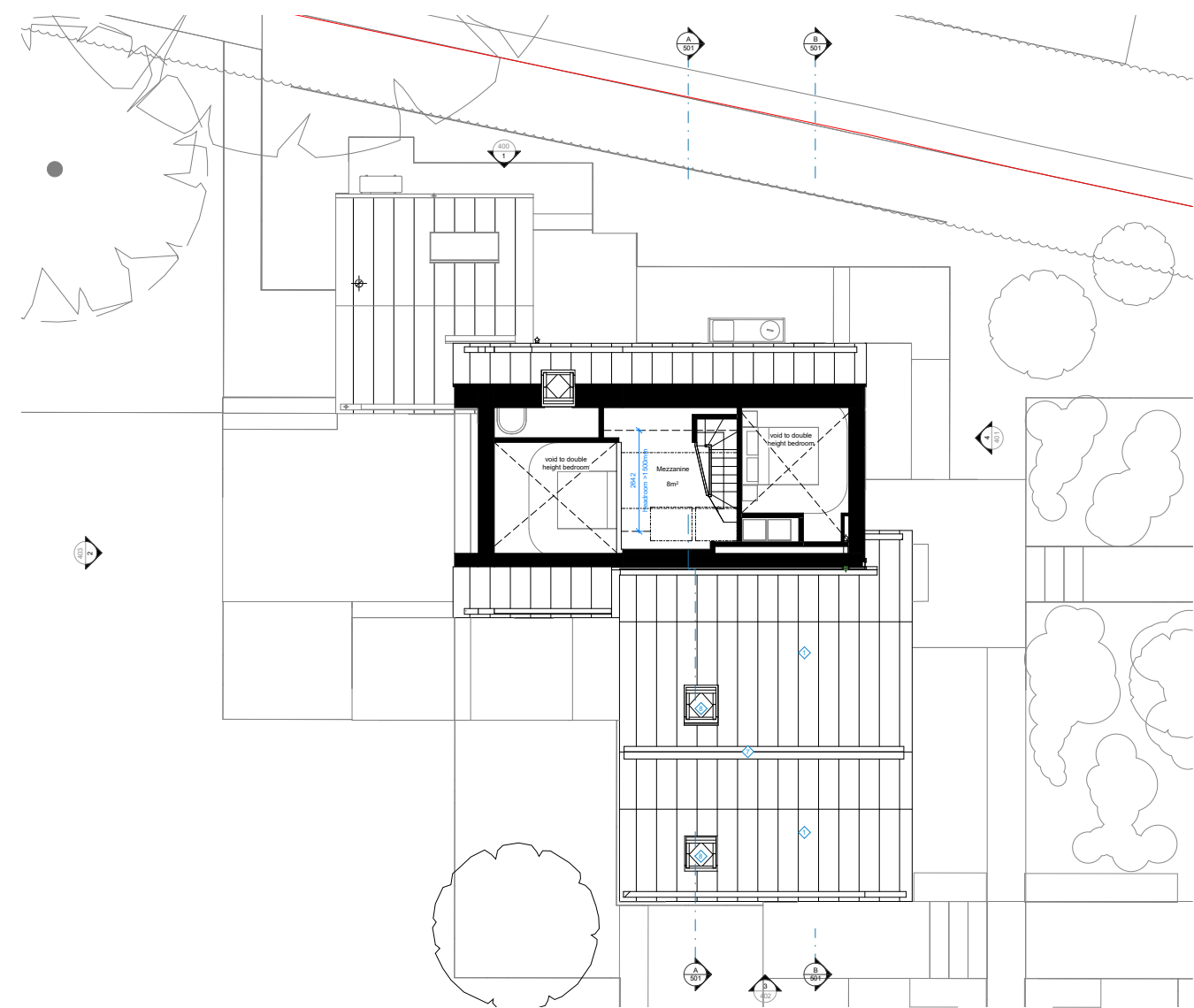


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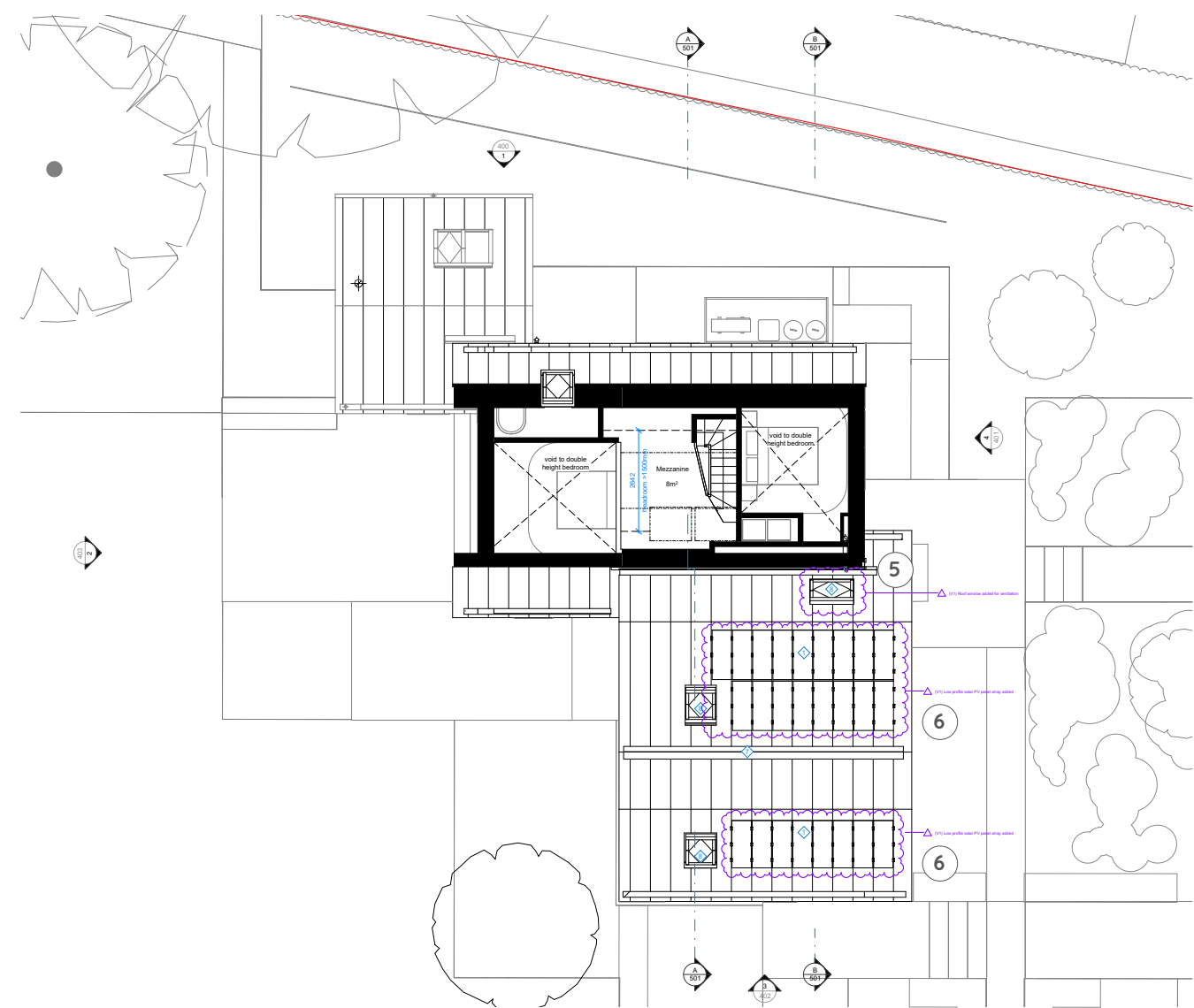
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Approved mezzanine plan



Amended mezzanine plan



2.1 Layout - Plans

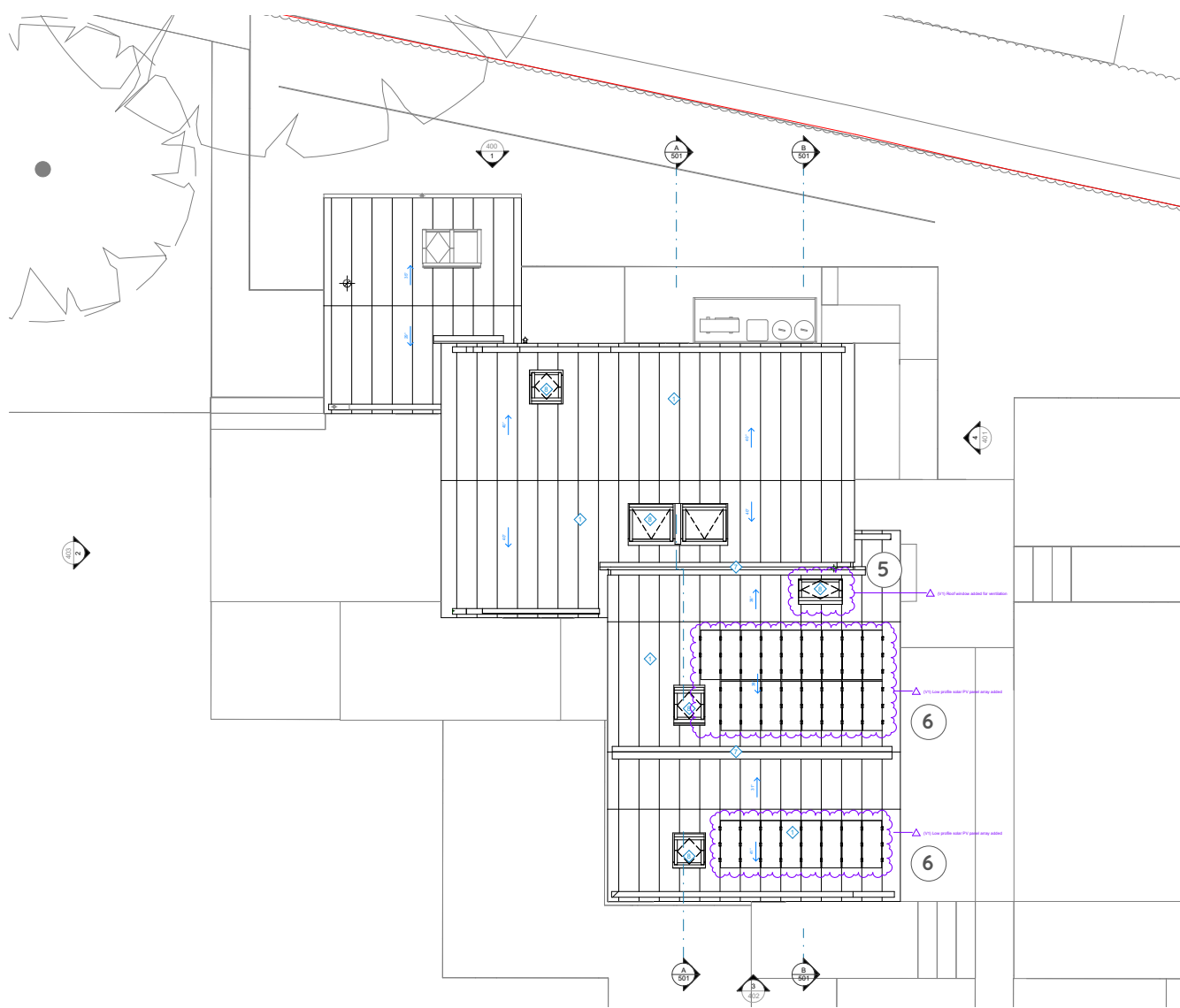
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Approved roof plan



Amended roof plan

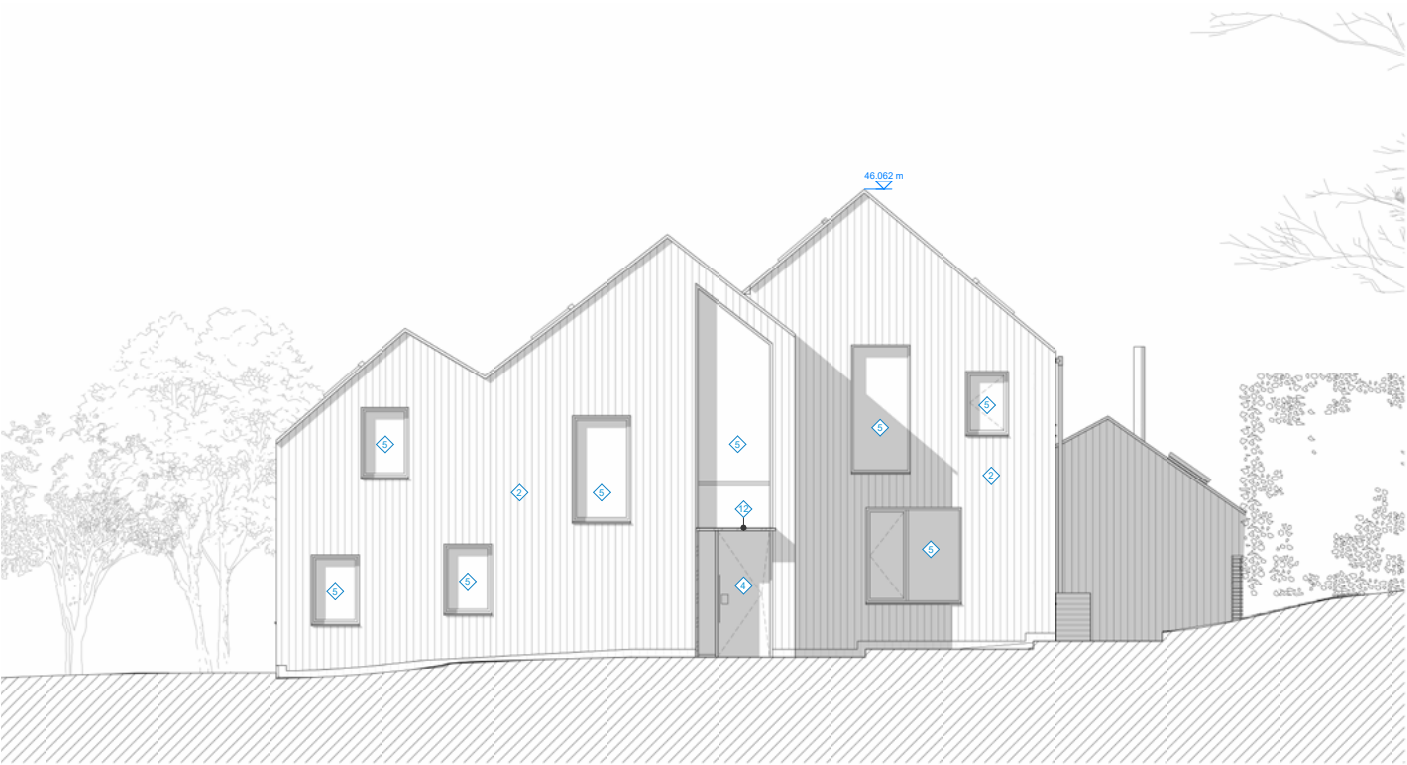


3.1 Elevations

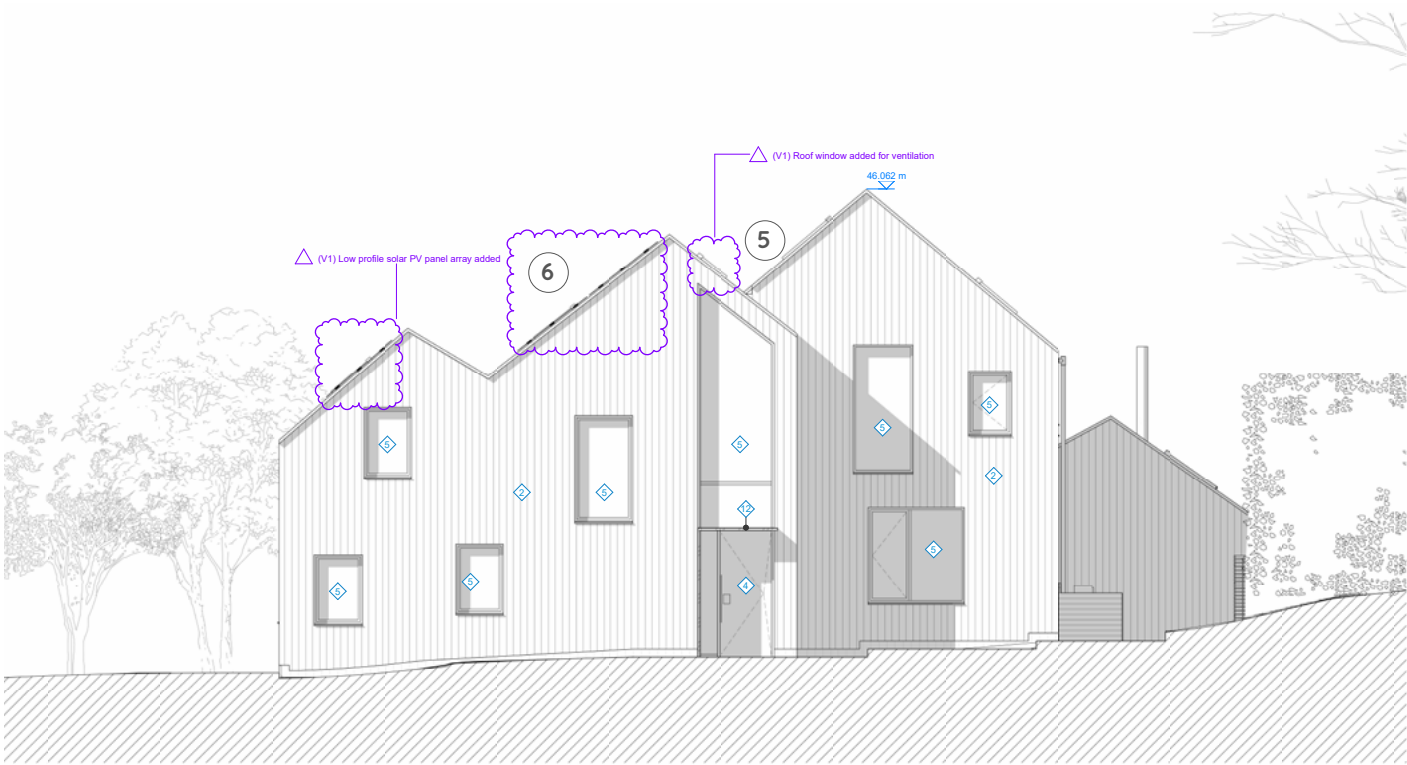
Minor amendments are proposed to the elevations; approved and proposed amended elevations are shown below.

The changes, other than the additional of solar PV panels, will have no material impact on the appearance of the house.

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Approved east elevation



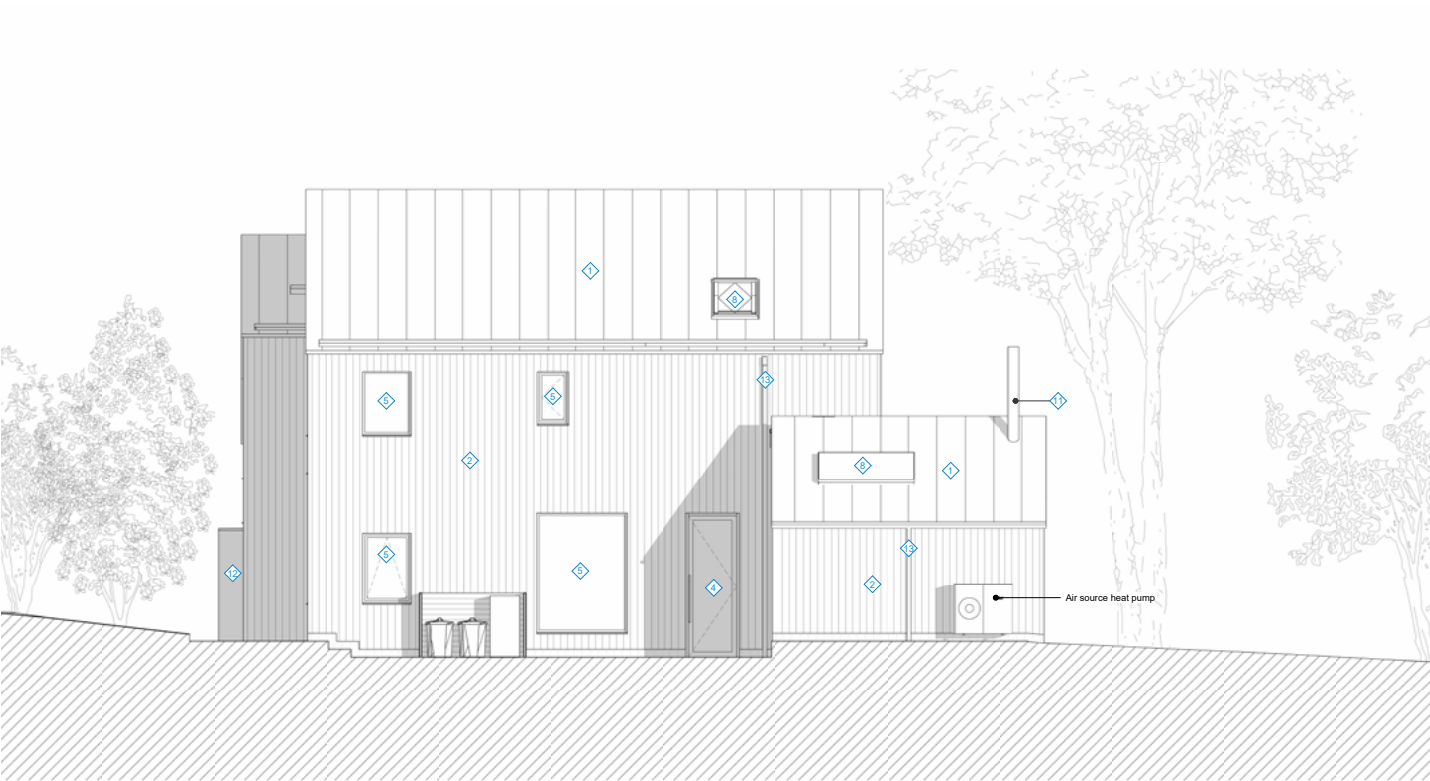
Amended east elevation

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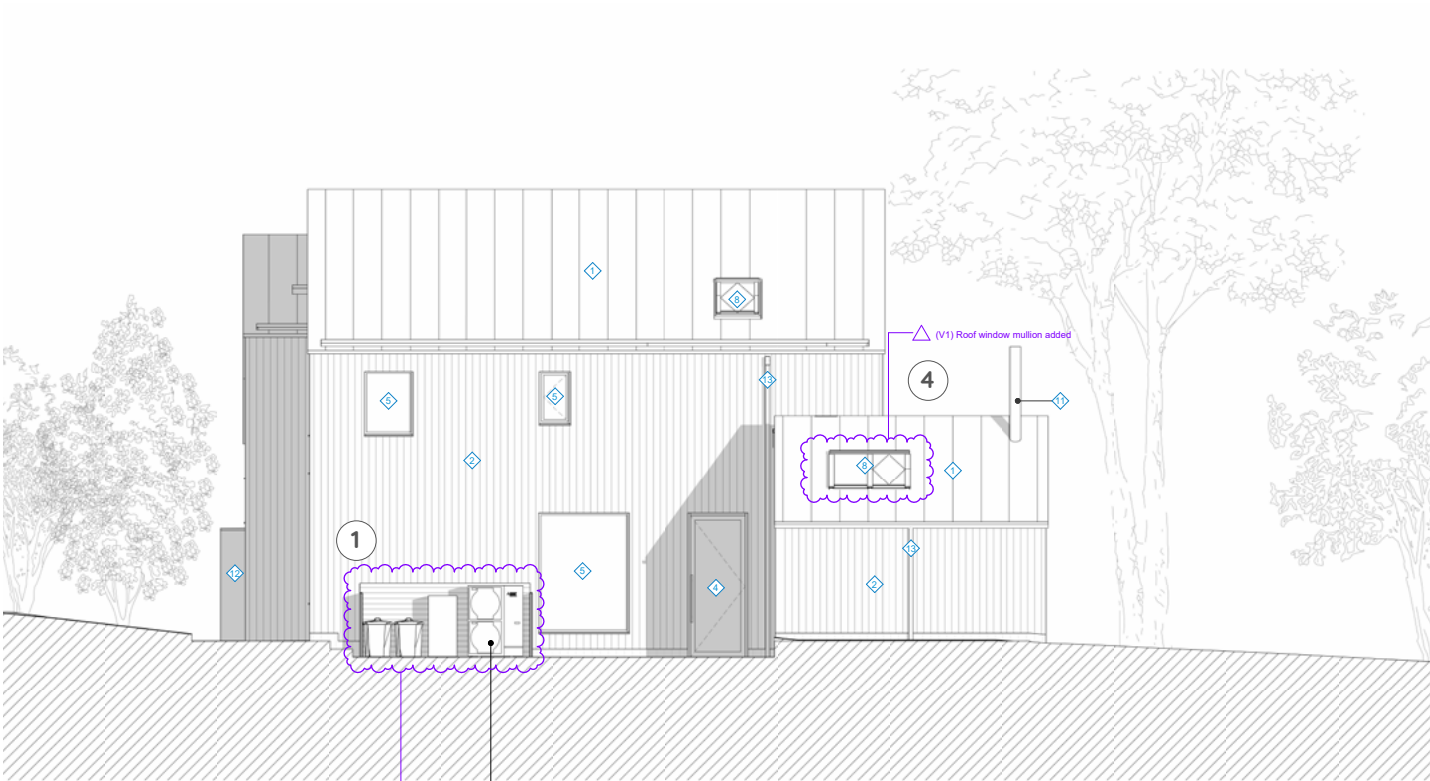
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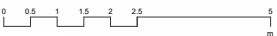
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Approved north elevation



Amended north elevation

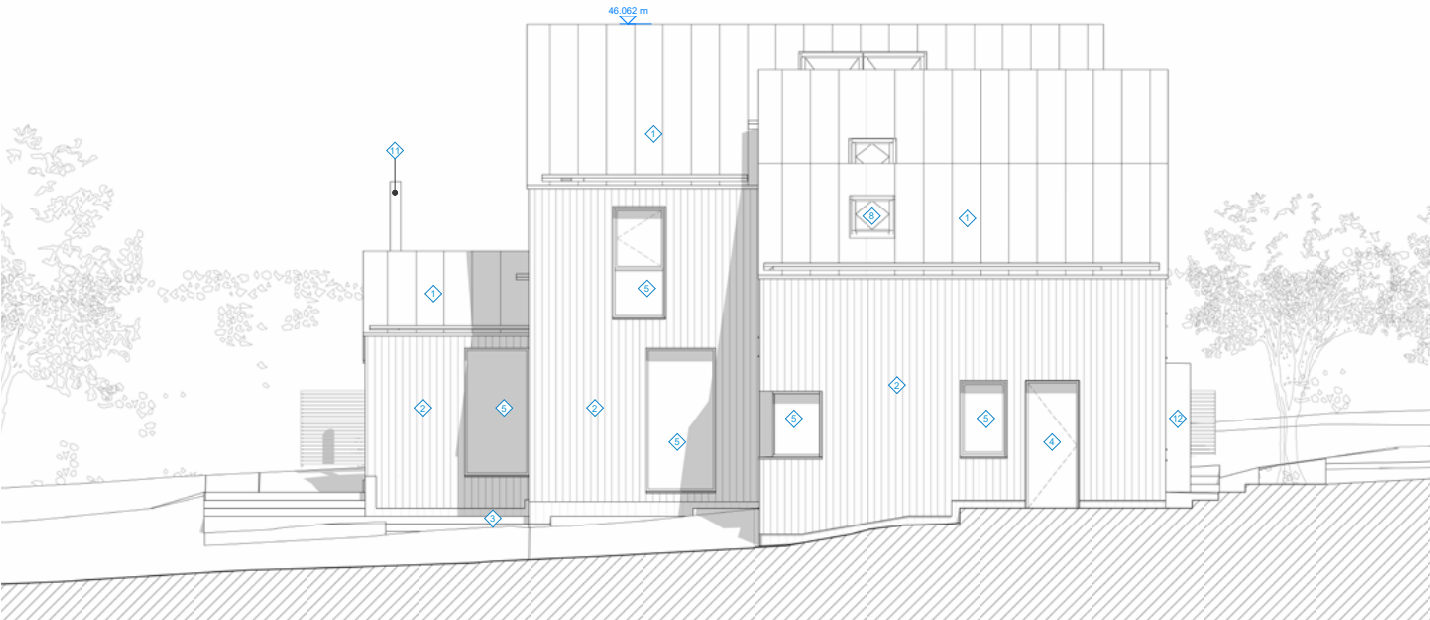


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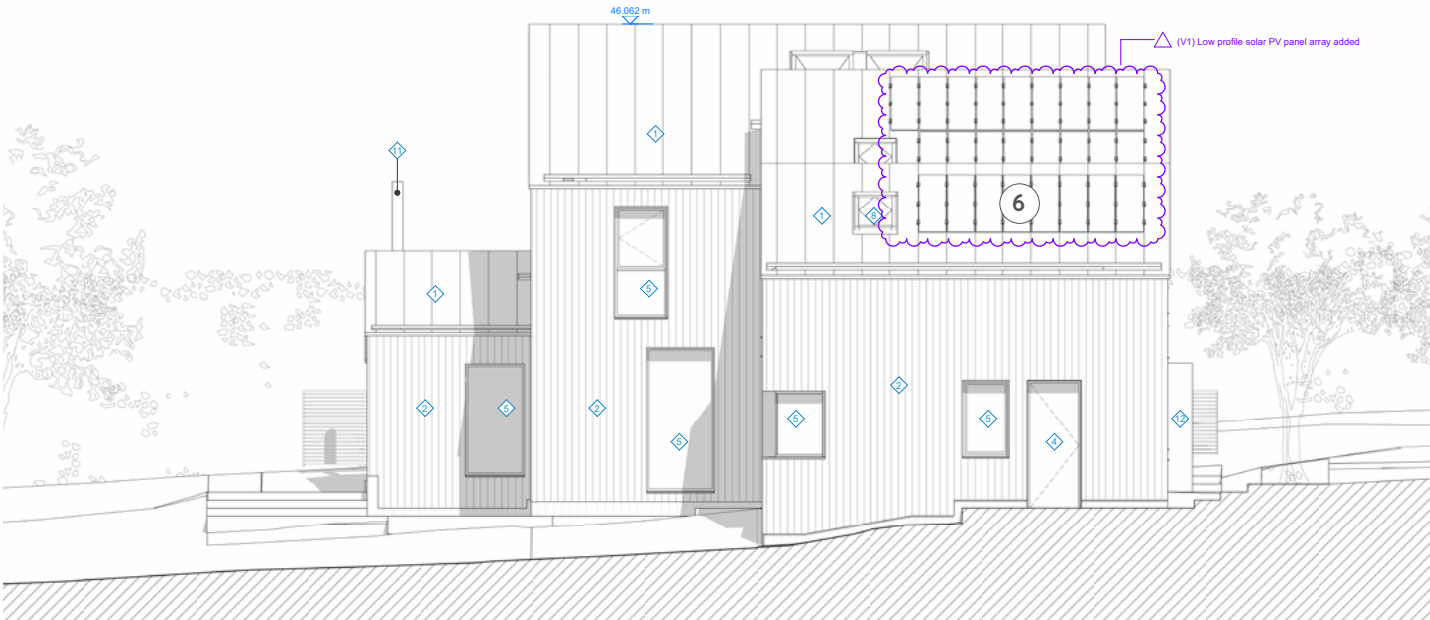
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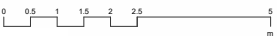
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Approved south elevation



Amended south elevation

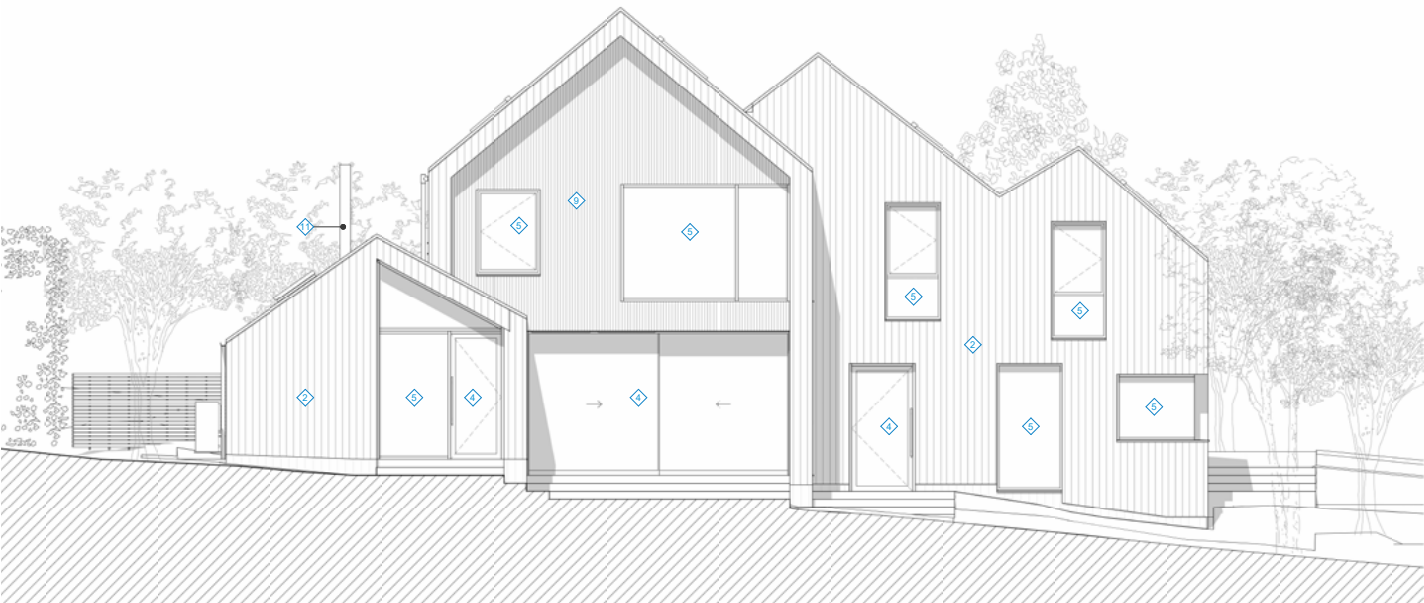


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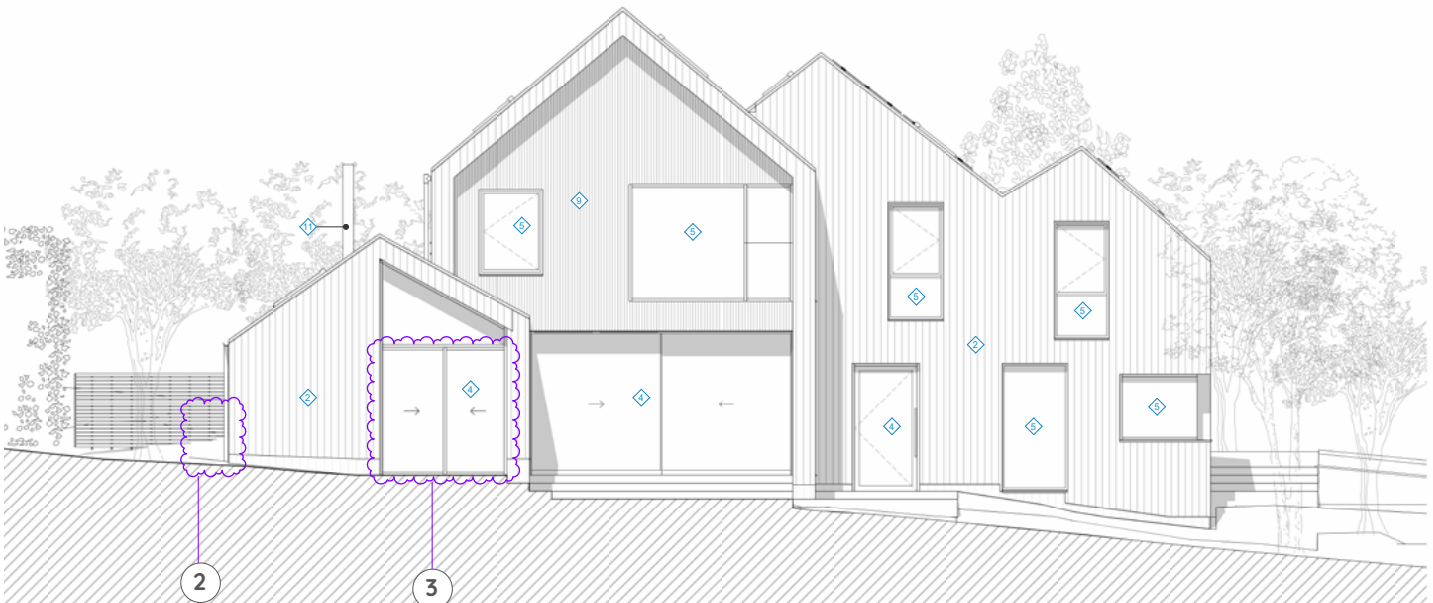
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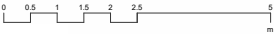
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Approved west elevation



Amended west elevation



4.1 Material addition - solar PV panels

The solar PV panels are considered a material amendment - details are provided here to allow an assessment of the impact of development.

It should be noted that, once the house is completed, the addition of these panels will be Permitted Development under Part 14 Class A. The design complies with the requirements of the GPDO. It is proposed to install the panels during the main construction phase to immediately improve the environmental performance of the house, and to minimise future disruption which would be required to install the system at a later date. The PD right to fit these panels represents a viable fallback position.

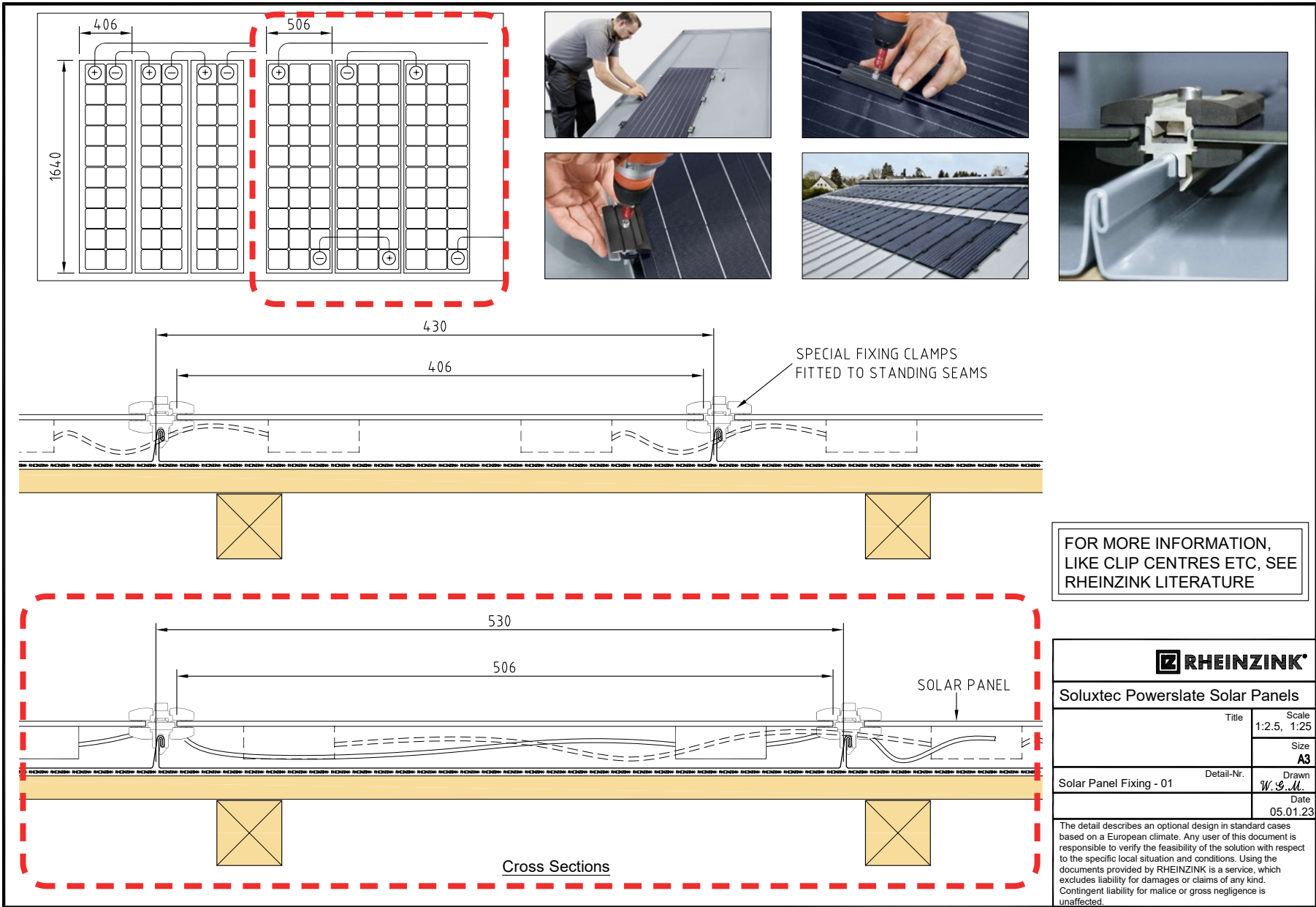
The array will consist of 25no, 1640x506mm Rheinzink FL30 150W panels, arranged in three rows on the south facing roof pitches for a 3.75kWp output. These roofs are ideally orientated for solar PV.

The panels are specifically designed for installation on standing seam roofs, sitting within the 530mm bays of the metal material and being fixed on specialist clips to project only 40mm from the finished roof (max. 55mm for the top of the clips).

Due to the low profile, the panels will have no impact on views from the east or west of the house. The panels will be glimpsed in long views from the south, but are largely screened by hedgerows and they are as well designed as is currently possible with this technology.



Overview with solar panels on main house roof



N:\general\Drawings\Examples\Solar 2023\Solar panels for RZ Standing Seam Roofing.dwg, Detail, 06/01/2023 14:10:30

Solar PV panel datasheet, 530mm width modules selected outlined in red.

Platform 5
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