



Wargrave Design Consultancy
The Old Pump House - Wargrave - Berkshire - RG10 8DJ
0118 940 1678 - info@wargravedesign.com
www.wargravedesign.com

PLANNING STATEMENT.

VARIATION TO CONDITION 2 OF PLANNING APPROVAL 242951

**THE COPPERS,
PENNY LANE,
WARGRAVE,
BERKSHIRE.**

Further to the approval of planning application 242951 and the subsequent discharge of conditions under approval 250964, It is proposed to undertake a variation to condition 2 (Approved Details.)

The proposal is to replace approved drawings 1802-05B, 1802-06B, 1802-08F and 1802-SK101 with amended drawings 1802-05D, 1802-06D, 1802-08H and 1802-SK101A.

The amended drawings indicate a substantial reduction in size to the enlargement of the lower ground floor which had previously been approved. This is required due to construction cost restraints. All other details remain as previously approved under application 242951.

Having re-calculated the additional floor area on the amended plans, this is now under the CIL threshold level of 100 m² (actual increase now 77m².) Having discussed this with developer contributions, it is understood that this will go back to them as part of the application for review and amendment as required.

Therefore, as the updated lower ground floor is substantially smaller than what was previously approved and all other details are to remain as the original approval, we consider that this variation to condition 2 (updated drawings) to be acceptable.