



BOUTIQUE
CARE HOMES

Section 73 Application

Woodley Green Reading RG5 4QP



THE APPLICATION

The site benefits from recently granted planning permission, dated 5th June 2024, reference 233168, with the approval description as:

Full application for the proposed erection of a building to form a residential care home (Use Class C2) with access, parking, landscaping and associated works, following demolition of all existing buildings on the site.

This document is prepared in support of a Section 73 Variation of Condition application to substitute planning approved drawings with amended proposals.

Condition 2 is stated as:

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered:

- 11 - (Location Plan)
- 12 – Existing Site Plan.
- 13 – Buildings A and D Existing Plans and Elevations
- 14 – Buildings B, C and E Existing Plans and Elevations
- 001 – Proposed Ground Floor Plan
- 002 – Proposed First Floor Plan
- 003 – Proposed Second Floor Plan
- 004 – Proposed Roof Plan
- 006 – Proposed Elevations
- 010 – Site Plan – Existing
- 011 – Site Plan - Proposed
- 012 – Site Plan – Demolition

- M417-100 REV P3 – Landscape Masterplan
- M416-201 REV P3 – Landscape Plan 1 of 2
- M417-202 REV P3 – Landscape Plan 2 of 2

This application is prepared to vary condition 2 to substitute planning approved drawings with amended proposals as follows:

Approved Drawing	Amended Proposal Drawing
11 - (Location Plan)	N/A
12 - Existing Site Plan	N/A
13 - Buildings A and D Existing Plans and Elevations	N/A
14 - Buildings B, C and E Existing Plans and Elevations	N/A
001 - Proposed Ground Floor Plan	B01-06 - 031 - Proposed Ground Floor Plan
002 - Proposed First Floor Plan	B01-06 - 032 - Proposed First Floor Plan
003 - Proposed Second Floor Plan	B01-06 - 033 - Proposed Second Floor Plan
004 - Proposed Roof Plan	B01-06 - 034 - Proposed Roof Plan
006 - Proposed Elevations	B01-06 - 036 - Proposed Elevations
010 - Site Plan – Existing	N/A
011 - Site Plan – Proposed	B01-06 - 041 - Site Plan - Proposed
012 - Site Plan – Demolition	N/A
M417-100 REV P3 - Landscape Masterplan	M417-100 Rev P4 Landscape Masterplan
M416-201 REV P3 - Landscape Plan 1 of 2	M417-201 Rev P4 Landscape Plan 1 of 2
M417-202 REV P3 - Landscape Plan 2 of 2	M417-202 Rev P4 Landscape Plan 2 of 2

THE DESIGN AMENDMENT

The Northern most part of the application site is subject to an existing culverted Thames Water storm sewer passing from North West to North East.

Diversion of the existing culvert is required to accommodate the proposed building.

The existing culvert can be seen on the adjacent plan as a 1050mm dia pipe.

The diverted pipe can be seen as a 1050mm dia pipe in the 6m total width easement zone indicated in yellow.

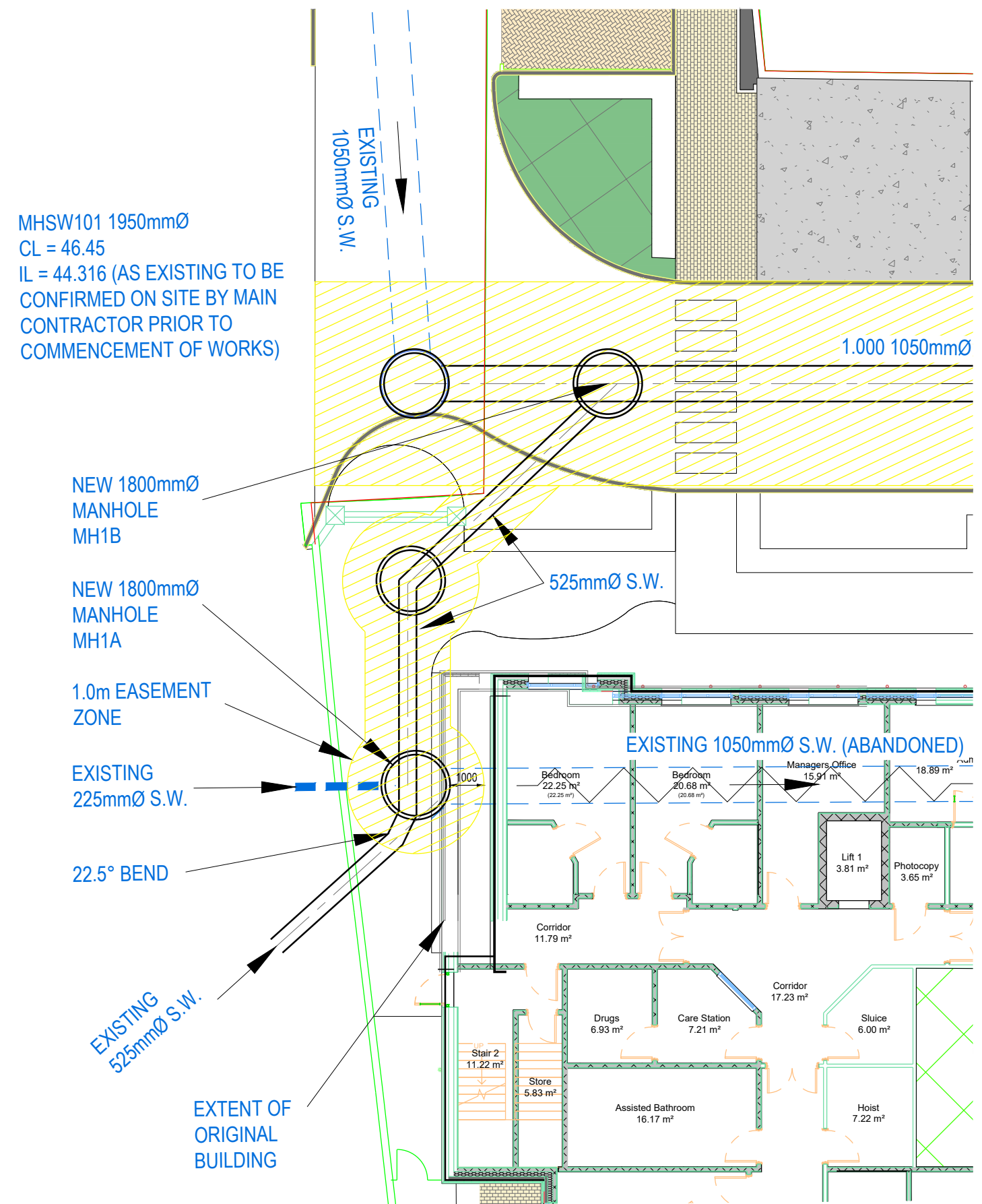
An inspection chamber is required to connect to an existing 225mm diameter surface water pipe entering the site. This chamber is required to be an 1800mm diameter manhole and is referenced MH1B.

The new manhole requires a 1m easement zone around it, as required by Thames Water.

There is no alternative location for the manhole on site and relocation off site would be particularly problematic.

It is therefore proposed that the building is redesigned at the frontage, with the front facing elevation moved 1.5m to the East, to accommodate sufficient clear width between the inspection chambers, and the approved buildings proposed foundations.

This document illustrates the proposed changes sought approval for, and the according impact, in relation to the granted planning approval.





The building remains in the same position as the approval, however the frontage facing elevation is moved 1.5m to the East to accommodate the required inspection chambers (and proximity to proposed foundations). The original building position is illustrated in blue.

The subsequent impact of this amendment is a reduced width footpath from the escape stair. Note sufficient width is still provided to ensure building regulations compliance.

The following landscape master plan is updated accordingly, with no significant changes proposed.



Landscape Legend

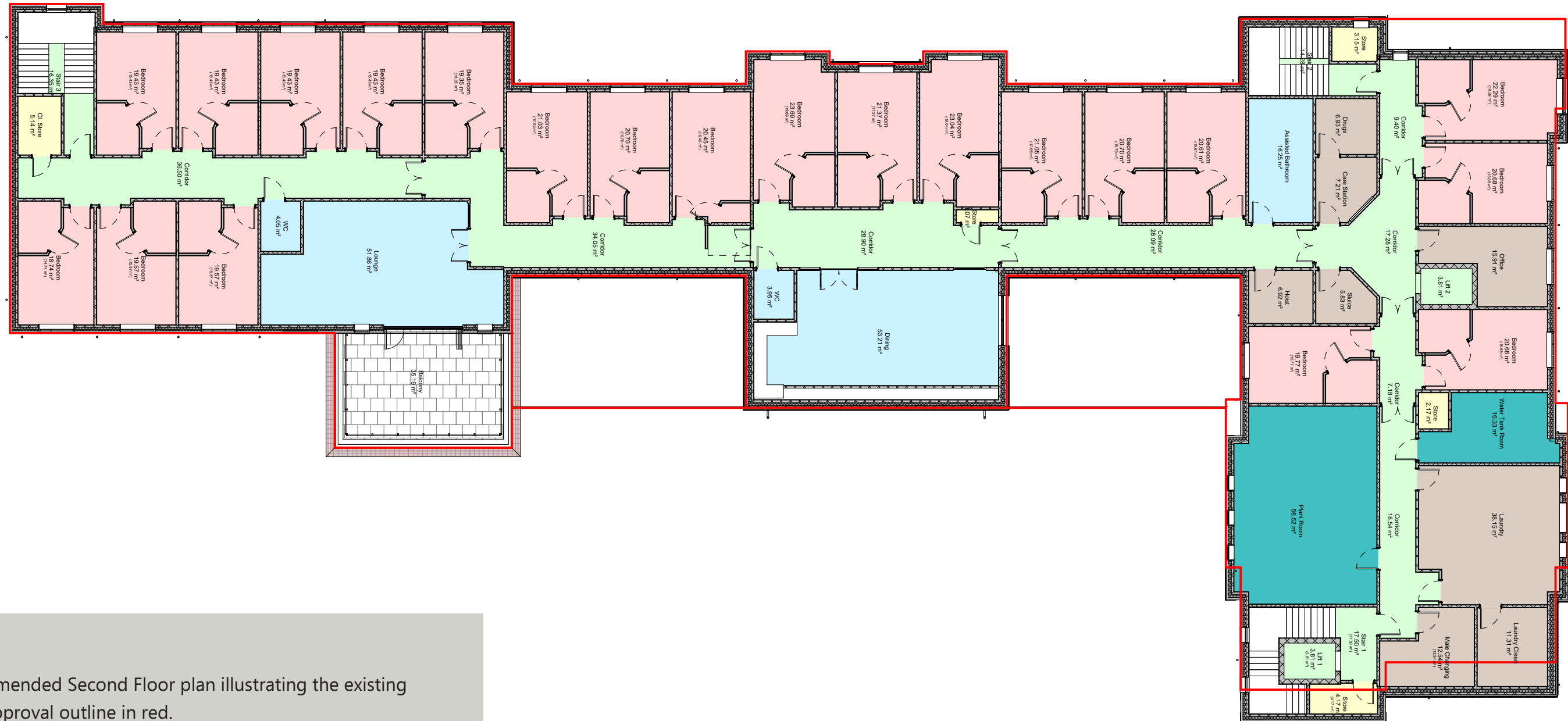
- | | | | |
|-----------|--|--|---|
| P3 | Surfacing - Vehicular tarmacadam to Engineer's detail and specification | | Furniture - Cycle shelter with Sheffield stand cycle hoops |
| P5 | Surfacing - Resin bound gravel, Addagrip Pecan Buff pedestrian surfacing refer to Engineer's detail and specification for bedding and bases | | Furniture - bench seating
All benches to be located on paving slab surface, fixings to be confirmed by client |
| P6 | Paving - Permeable Tegula block paving, Tobermore Hydropave Tegula or similar approved, Heather colour, depth to suit use class, refer to Engineer's detail and specification for bedding and bases | | Furniture - timber pergola |
| P7 | Surfacing - concrete surfacing to Engineer's detail and specification | | Fencing - proposed 1.5m timber privacy screen |
| P8 | Paving - Tegula block paving (depth to suit use type). Tobermore tegula heather colour or similar approved. refer to Engineer's detail and specification for bedding and bases | | Fencing - proposed 1.8m close board fencing with integrated hedgehog holes |
| | Surfacing - bark mulch | | Fencing - existing palisade fencing |
| | | | Trellis - for climbing plants |

- | | |
|--|----------------------------------|
| | Existing tree |
| | Proposed tree |
| | Specimen shrub |
| | Native Hedge planting |
| | Ornamental Hedge planting |
| | Shrub planting |
| | Lawn |



Amended First Floor plan illustrating the existing approval outline in red.

The front core has moved 1.5m in an Easterly direction, increasing the size of the Staff Room. The addition of the step in the rear gable helps to add separation from the resident balcony and to better define gable, and add interest to the rear facing elevation.



Amended Second Floor plan illustrating the existing approval outline in red.

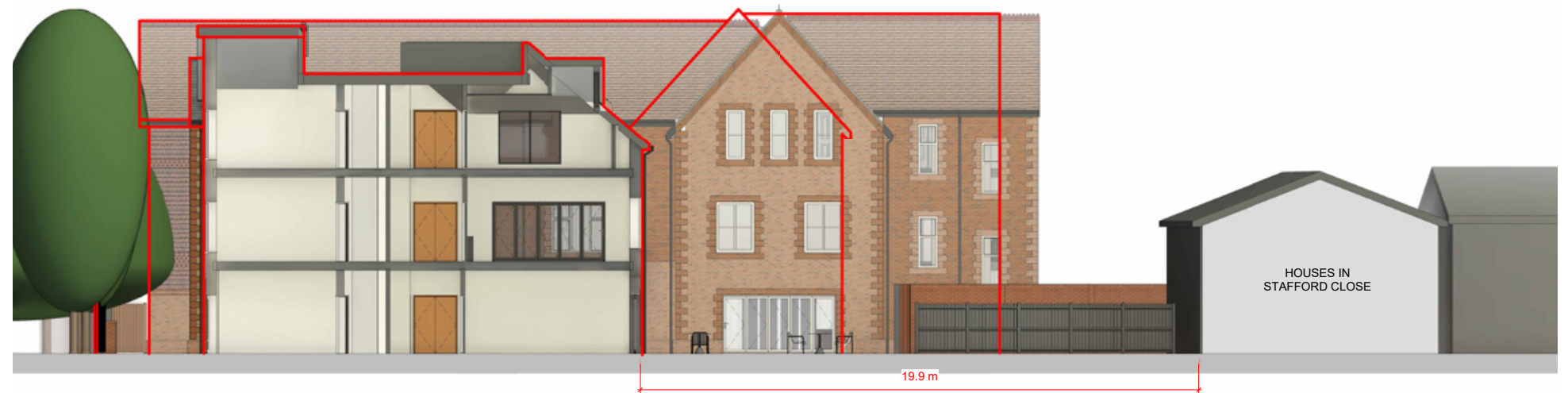
PROPOSED SITE SECTIONS / OVERLOOKING

Site sections indicating set back distances between the approved planning permission and the amended proposal. The red line denotes the outline of the planning approved scheme.

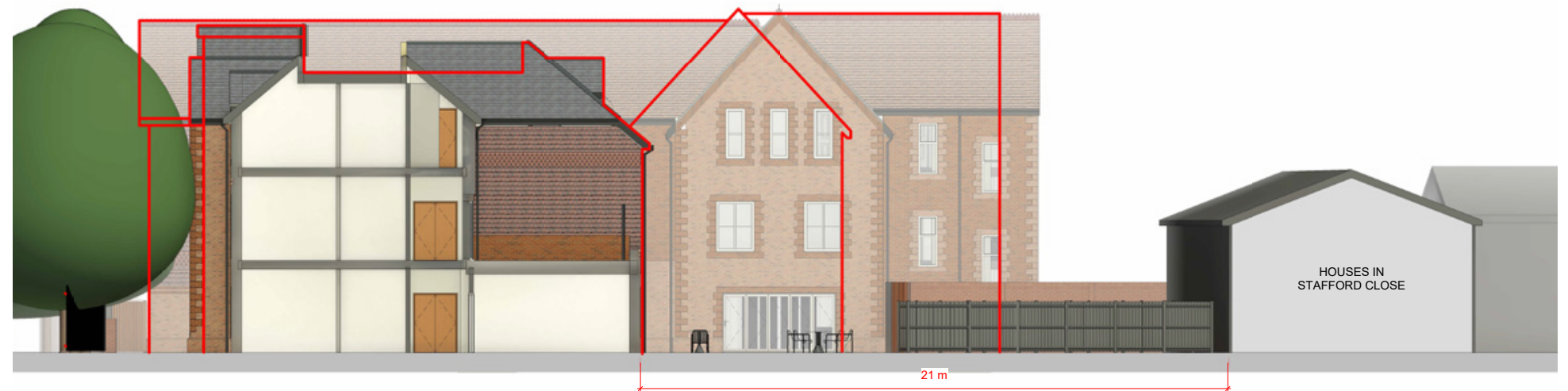
1B. The main building line remains in the same position, maintaining the same relationship to Stafford Close.

2B. The main building line remains in the same position, maintaining the same relationship to Stafford Close.

4B The building has moved 1.5m in an Easterly direction. Note the facing elevation (illustrated later in this document) is windowless to negate any overlooking.



Site Section 1B - Proposed



Site Section 2B - Proposed



Site Section 4B - Proposed



Solar Study - Previous Scheme - June 0700



Solar Study - Previous Scheme - June 1300



Solar Study - Previous Scheme - June 1800



Solar Study - Proposed - June 0700



Solar Study - Proposed - June 1300



Solar Study - Proposed - June 1800

SOLAR STUDY - JUNE

Solar study comparing shadows cast in June by both the approved planning permission and the newly amended proposal.

Buildings are modelled to their correct existing and proposed heights. The proposed development is 3 storeys.

It is clearly demonstrated that there is no adverse impact by new proposals, with no additional shadows cast on neighbouring properties or outside of the site boundary.



Solar Study - Previous Scheme - December 0900



Solar Study - Previous Scheme - December 1300



Solar Study - Previous Scheme - December 1600



Solar Study - Proposed - December 0900



Solar Study - Proposed - December 1300



Solar Study - Proposed - December 1600

SOLAR STUDY - DECEMBER

Solar study comparing shadows cast in December by both the approved planning permission and the newly amended proposal.

Buildings are modelled to their correct existing and proposed heights. The proposed development is 3 storeys.

It is clearly demonstrated that there is no adverse impact by new proposals, with no additional shadows cast on neighbouring properties or outside of the site boundary.



North - New Scheme



South - New Scheme



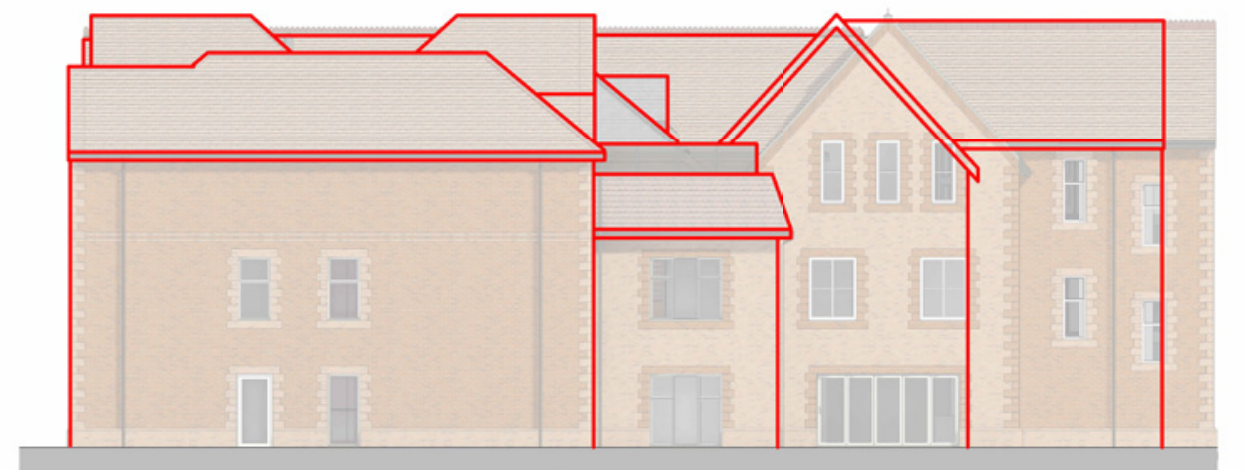
North - Previous Scheme



South - Previous Scheme



North - New Scheme with Previous Outline



South - New Scheme with Previous Outline



East - New Scheme



East - Previous Scheme



East - New Scheme with Previous Outline



West - New Scheme



West - Previous Scheme



West - New Scheme with Previous Outline

CONCLUSION

The proposed amendments to the approved scheme are felt to be minimal and, as illustrated throughout this document, will have no impact on the setting, or adjacent neighbouring properties. The visual impact is negligible.

The proposed amendment will allow for the development to commence with the required storm water sewer inspection chamber providing sufficient easement width for Thames Water.

The amendment can be summarised as:

- Adjustment of the position of the front elevation of the home, moving 1.5m in an easterly direction.
- Accordingly, the Hairdresser, Staff Room and Plant Room have increased in size.
- Adjusted position gable to the South elevation, with a step added to define the full gable.
- Nominally adjusted path at the site frontage, providing escape from the stair. Note this remains in compliance with building regulation requirements.
- Nominal adjustments to the landscape design at the site frontage.
- Gable end of the front elevation moving 1.5m closer to properties on Stafford Close.
- No difference to overshadowing of neighbouring properties or land in any direction.

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