



Wokingham Borough Council

Our ref: AP/36105
23 July 2025

Dear Sir/Madam,

APPLICATION FOR THE NON-MATERIAL AMENDEMENT PURSUANT TO PLANNING PERMISSION 223613

I am writing on behalf of the applicant to seek approval of a non-material amendment to planning permission 223613 for the full application for Full application for the proposed new multi-use hall, erection of an extension to the existing science block and the retrofit/repurposing of existing dining hall into a new admin block, school entrance and drama hall. Landscaping and erection of 4no. netballs court to rear/side. This application relates to the land at The Piggott C Of E School Twyford Road Wargrave Reading RG10 8DS.

This non-material application only relates to Phase 1 – Dining Hall element of the proposed development. All other phases remain unchanged by this application. As the detailed design of the proposed development has progressed a number of matters have arisen which has prompted a number of design and layout changes for various reasons which will be set out below but the primary reason relates to the relocation of roof plant to the standalone plant room.

The proposed amendments are highlighted in the document titled PCA Markup 220525 which easily identifies the changes. These changes are then reflected in the following plans:

- Proposed Site Plan (including Landscaping) Phase 1 - 2708_E-PCA-DR-A-0500-P04
- Ground Floor (Phase 1) Dining Proposed - 2708_E-PCA-DR-A-1000-P10
- Roof Plan (Phase 1) Dining Proposed - 2708_E-PCA-DR-A-1100-P04
- GA Elevations (Phase 1) Dining - 2708_E-PCA-DR-A-3100-P09

The changes are described as follows:

1 Rooftop plant enclosure omitted

Following discussions with building control, a strategy has been proposed to minimise amount of roof access to the plan required for maintenance personnel. Therefore, the retained roof mounted plant has been relocated so it is adjacent to the cat ladder location. The plant is also closer to the internal ground plant roof within the building. In addition, some plant is no located in the stand alone plant room to the west of the building. This also means that the roof top plant enclosure is no longer required and has been removed with the retained plant being lower in height wit raised parapets proposed to provide screening (see point 8).

Kent

01622 776226

Gatwick

01293 221320

London

020 3005 9725

Leeds

0113 323 6669

Email: info@dhaplanning.co.uk

Web: www.dhaplanning.co.uk

DHA Planning Ltd. Registered in England Registered Number: 2683290

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Following this, the internal layout has been amended slightly in the south west corner of the building with the two plant rooms replaced by a single larger plant and the store has been reconfigured. Additional space is afforded by the fact the internal roof access room is now longer required.

2 2no. additional windcatchers

Two additional windcatchers are required to meet the building regulation ventilation requirements. These are located in the centre of the roof between the existing windcatchers and means that four rooflights have been removed to accommodate these.

3 Full-height curtain walling on north elevation changed for windows

This is proposed as it enables better furniture layout configurations internally. The windows will match the proposed windows on the other elevations and the materials remain the same.

4 Stair roof access swapped out for secure cat ladders –

Following the strategy proposed in point 1, access to the roof has now been limited and therefore cat ladders are now proposed to access both the lower and uppers roofs with the fixed roof access removed.

5 Incoming water services on west elevation boxed out in rainscreen cladding

In relation to point 1, the incoming services from the plant area to the west of the building have been boxed out in cladding to match the existing elevation.

6 Up/down wall mounted lights

The wall mounted lights were not fully indicated on original set of drawings and therefore these have been provided for consistency. These will be installed at a height of 2.5m comprising Enola Round Up/Down S outdoor LED surface-mounted wall light anthracite product by SLV.

7 Site adjustments to suit new condenser compound and bike store

Following the amendments in point 1, the external plant area has been relocated to be closer to the retained roof mounted plant and internal plant room. This has meant a reconfiguration of the site layout with the cycle store becoming a square store rather than rectangular and moved north and the plant area moved south. The hardstanding has been increased slightly to aid circulation around the building and enable access to the revised cycle store. Full details of the cycle store will be submitted for approval under condition 10. The proposed amendments do not have an adverse on the overall landscaping and trees with the proposed landscaping shown on the proposed site plan.

8 Parapet heights altered

The parapet of the lower roof has been raised from 4.750m to 5.029m and increase of approximately 29cm. This provides edge protection without use of additional barriers and masks the Air Handling Unit. The upper parapet has also increased in height from 6.875m to 6.994m although the change is not necessarily perceptible in the overall appearance.

9 Plantroom door access altered to suit internal layout changes

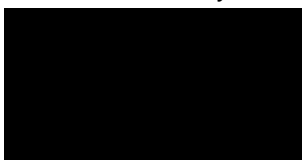


Following the changes made in point 1, the external doors to the plant rooms have been removed from the western elevation and the single door on the southern elevation has been replaced with a double door with louvres above with materials to match the approved materials.

Overall, the proposed amendments are necessary and justified due to the need to comply with building regulations. They do not constitute a material change to the overall development and do not significantly change the design and appearance of the building from the originally approved details with all materials in accordance with the details discharged under condition 8. Therefore, the proposed changes are acceptable as a non-material amendment.

I trust that the above and submitted plans are acceptable and sufficient to approve this Non-Material Amendment application and I look forward to hearing from you in due course.

Yours sincerely,



Alex Payne
Associate

