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THE KEEN PARTNERSHIP

PLANNING STATEMENT

SECTION 73 APPLICATION

49 West Drive, Sonning, Reading RG4 6GE

Applicant: Mr Manjinder Singh

Local Planning Authority: Wokingham Borough Council

Original Planning Permission: 241427

Decision Date: 4 December 2024

Full application for proposed erection of 1no seven-bedroom dwelling following demolition of the existing dwelling.

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1. Introduction

This Planning Statement has been prepared by The Keen Partnership on behalf of Mr Jinda Singh in support of an application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 2 (Approved Details) of planning permission 241427, granted by Wokingham Borough Council on 4 December 2024.

The original permission authorised the demolition of the existing dwelling and erection of a replacement seven-bedroom detached dwelling at 49 West Drive, Sonning.

The current application seeks approval for amendments to the previously approved architectural drawings. These principally comprise alterations to the building configuration and internal accommodation, an increase in the height of the main roof, revisions to the roof design, changes to the external elevations and fenestration, and the introduction of revised external facing materials.

The proposal retains the principle of a single detached seven-bedroom replacement dwelling, as established by the original permission. There is no proposed change to the residential use of the site or increase in the number of dwellings.

The purpose of this statement is to identify the proposed amendments, explain the design rationale and demonstrate that the revised development can be accommodated without unacceptable harm to the character of the surrounding area or the residential amenities of neighbouring properties.

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2. Site and Planning History

The application site comprises an established residential plot of approximately 1,725 m^2 on West Drive, Sonning, situated between Nos. 47 and 51 West Drive. The surrounding area is characterised by detached dwellings of varying architectural styles, roof forms and materials, set within landscaped plots.

The existing dwelling has a footprint of approximately 134.5 m^2 and a Gross Internal Area of 194.9 m^2, with established access, parking and garden arrangements.

Planning permission 241427 was granted by Wokingham Borough Council on 4 December 2024 for the erection of a seven-bedroom replacement dwelling following demolition of the existing property.

The present Section 73 application seeks to vary Condition 2 (Approved Details) to substitute revised architectural drawings incorporating the amendments outlined in this statement. The principle of a replacement dwelling has already been established through the original permission.

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3. Proposed Amendments to the Approved Scheme

The application seeks to vary Condition 2 of planning permission 241427 to incorporate a series of external and internal amendments to the approved replacement dwelling. The principal changes are summarised below.

3.1 External Alterations

- The front wall and internal gable wall have been repositioned approximately 2 metres forward.
- The principal roof ridge has been increased by approximately 500 mm, from 8.74 metres to 9.24 metres, to accommodate improved internal ceiling heights of approximately 2.7 metres. The revised ridge height remains between the respective heights of the neighbouring properties.
- The right-hand external wall has been repositioned inward to provide a 1.1-metre-wide side walkway, reducing the overall building width.
- An additional small window has been introduced to the family room on the right-hand elevation, together with a new external door serving the mudroom and a further small window serving the secondary kitchen.
- A new external door has been introduced to the rear open-plan living area, adjacent to the existing proposed window.
- On the left-hand elevation, the plant room window has been reduced in size, with two smaller windows introduced to serve the ground-floor bathroom and utility room.
- The rear bifold doors have been slightly widened to provide a more balanced arrangement across the rear elevation.

- Solar photovoltaic panels have been incorporated into the roof design to contribute towards reduced operational carbon emissions.
- The front boundary treatment has been revised to include improvements to the existing brick wall, new cast-iron electric entrance gates and additional fencing.

3.2 External Materials

The proposed facing materials have been amended as follows:

- Front gable: Wienerberger Staffordshire Smooth Blue Perforated K20165p brickwork.
- Main body of the dwelling: Wienerberger Forum Grey brickwork.

3.3 Internal Alterations

Ground Floor

- Revised entrance hallway and circulation arrangement.
- Relocation of the staircase to the right-hand side of the hallway.
- Introduction of a utility room, laundry chute, passenger lift and plant room.
- Introduction of a mudroom between the kitchen and family room.

First Floor

- Introduction of a gallery overlooking the entrance area and front gable glazing.
- Incorporation of the laundry chute.
- Minor adjustments to the hallway and circulation arrangements following the relocation of the staircase.

Second Floor / Loft

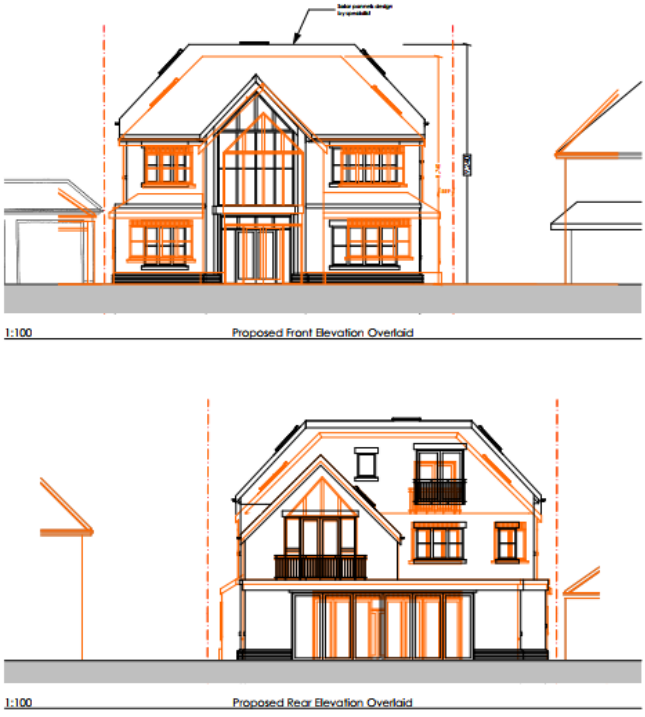
- Internal layout adjustments to accommodate the revised staircase and laundry chute.
- Enlargement of the principal bathroom to accommodate both a bath and shower.
- Provision of additional integrated storage.
- Extension of the passenger lift to loft level to improve accessibility for multigenerational family occupation.

3.4 Summary

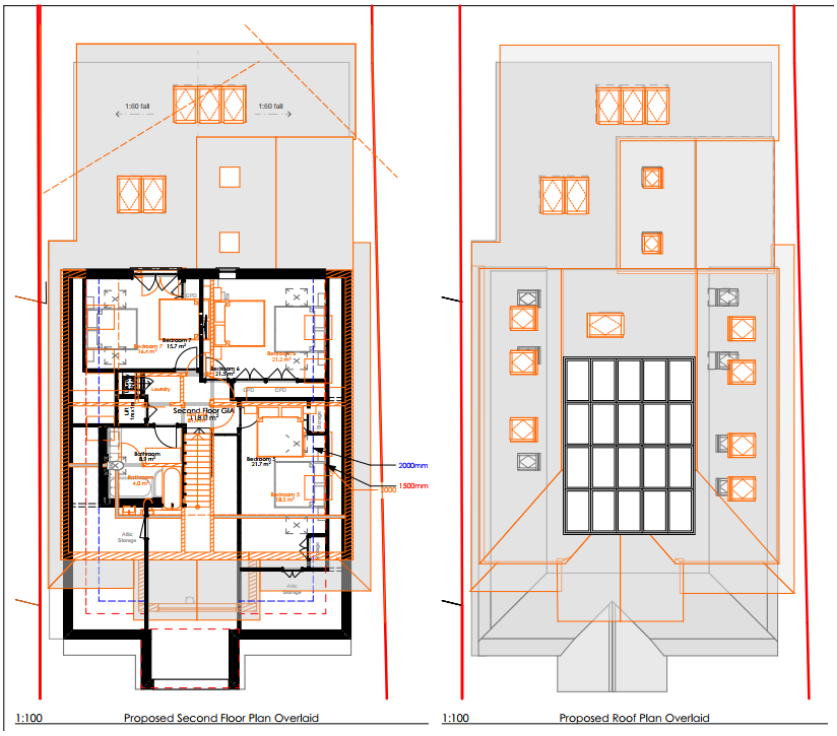
The amendments are intended to improve the internal accommodation, accessibility, circulation and external appearance of the approved dwelling. The proposal remains a single seven-bedroom replacement dwelling, consistent with the residential development previously approved under planning permission 241427.



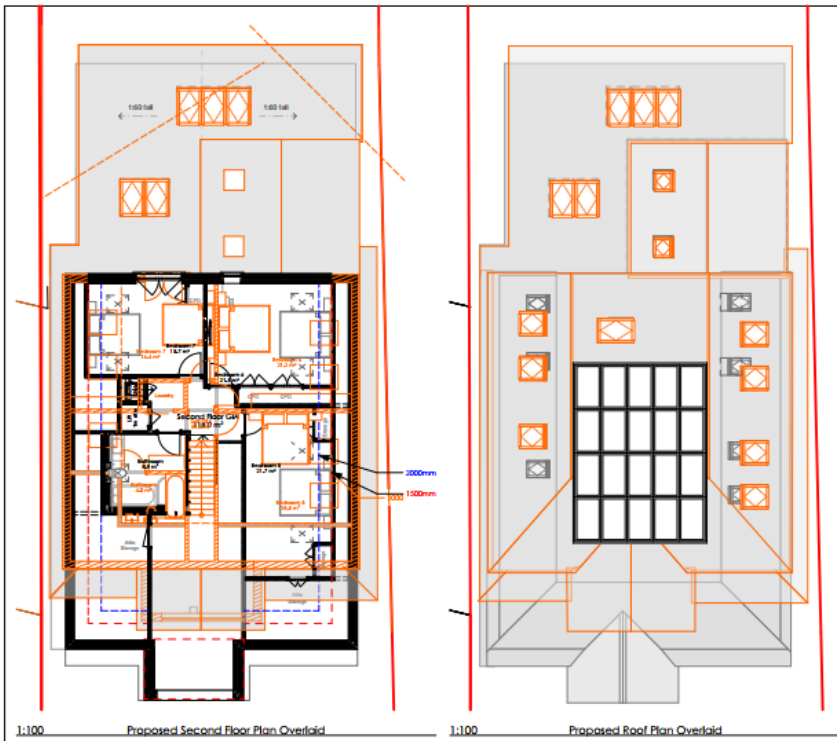
Proposed Ground and First Floor Plan Overlays – Drawing 9274-111 Rev G. Previously approved layout shown in orange and proposed revisions shown in black.



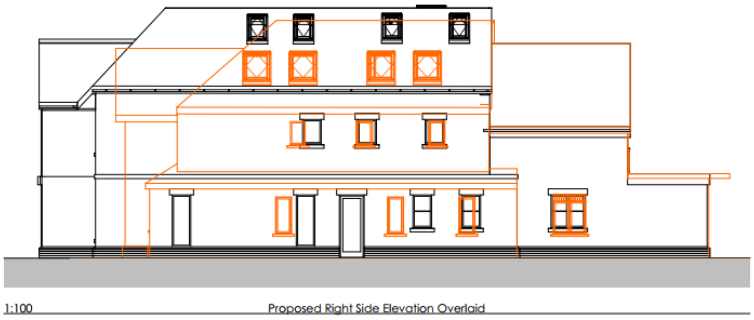
Proposed Front and Rear Elevation Overlays – Drawing 9274-113 Rev G. Previously approved elevations shown in orange and proposed revisions shown in black.

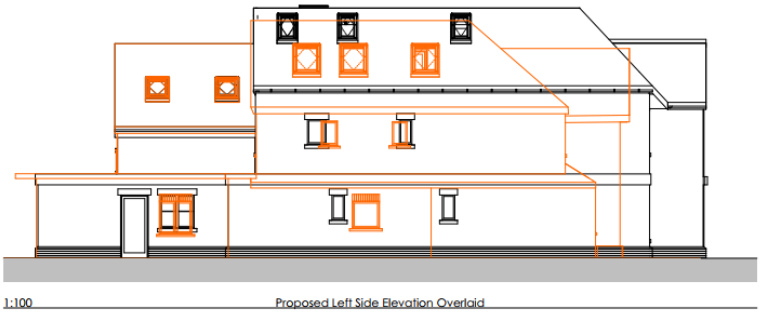


Proposed Second Floor and Roof Plan Overlays – Drawing 9274-112 Rev G.
Previously approved layout shown in orange and proposed revisions shown in black.



Approved and Proposed Loft and Roof Plan Overlay (Drawing 9274-112 Rev G).





Proposed Right and Left Side Elevation Overlays – Drawing 9274-114 Rev G. Previously approved elevations shown in orange and proposed revisions shown in black.



Proposed Street Scene, showing the revised dwelling in relation to Nos. 47 and 51 West Drive (Drawing 9274-109 Rev G).



9274-116 Rev G – Conceptual Model Comparison

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4. Planning Policy Assessment

The application is submitted under Section 73 of the Town and Country Planning Act 1990 and seeks to vary Condition 2 of planning permission 241427.

The principle of the replacement dwelling has already been established by the original permission.

The relevant planning considerations therefore concern the proposed amendments and their relationship with the development plan and other material considerations.

The National Planning Policy Framework places importance on achieving well-designed development that responds appropriately to local character and provides a high standard of amenity.

The development plan policies concerning design, scale, character and residential amenity are also relevant.

The revised proposal seeks to provide a coherent architectural design while retaining the approved residential use and single-dwelling character of the development.

The proposed increase in roof height and changes to the building configuration have been considered in the context of the approved scheme and the surrounding residential environment.

The street-scene drawing illustrates the revised dwelling in relation to the neighbouring properties, while the overlay drawings identify the changes to the approved building envelope.

The proposed materials are considered appropriate for a substantial detached dwelling within the established residential setting.

The revised development does not introduce additional residential units or changes to the previously approved parking and access arrangements.

The proposal is therefore considered capable of satisfying the relevant planning objectives concerning design, character and residential amenity.

12. Section 73 Justification

The present application seeks to vary Condition 2 (Approved Details) of planning permission 241427, granted by Wokingham Borough Council on 4 December 2024, to allow the substitution of revised architectural drawings.

The amendments include adjustments to the building position and configuration, an increase of 500 mm in the principal roof height, revisions to the external elevations and fenestration, amended facing materials, solar photovoltaic panels and improvements to the front boundary treatment.

The revised scheme also incorporates improvements to the internal accommodation, including enhanced circulation, additional ancillary facilities and a passenger lift serving all principal floors, providing improved accessibility and functionality for multigenerational family living.

The principle of constructing a seven-bedroom replacement dwelling has already been established through the original planning permission. The proposed amendments retain the approved residential use and do not introduce any additional dwellings or fundamentally alter the nature of the development.

The revised design has been considered in relation to the character of West Drive and the amenities of neighbouring properties. The accompanying drawings and overlays illustrate the differences between the approved and revised schemes.

It is therefore considered that the proposed amendments can appropriately be considered under Section 73 of the Town and Country Planning Act 1990 and that the variation of Condition 2 is justified.

Accordingly, approval is respectfully requested for the variation of Condition 2 to allow the development to proceed in accordance with the revised drawings.

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13. Conclusion

This Planning Statement has been prepared in support of an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Details) of planning permission 241427, granted on 4 December 2024.

The application seeks approval for amendments to the previously approved seven-bedroom replacement dwelling at 49 West Drive, Sonning.

The principal changes comprise revisions to the building position and configuration, including the forward movement of the front external wall and internal gable wall, the inward repositioning of the right-hand external wall, an increase of approximately 500 mm in the height of the main roof, amendments to the roof design, external elevations and fenestration, revised external facing materials, the incorporation of solar photovoltaic panels and improvements to the front boundary treatment.

The revised internal accommodation also incorporates improved circulation, additional ancillary facilities and a passenger lift serving all principal floors, providing practical benefits for the intended multigenerational family occupation.

The architect has confirmed that the proposed dwelling has a Gross Internal Area of 585.1 m^2.

The proposed development retains the established residential use of the site and would continue to provide a single detached seven-bedroom dwelling.

The previously approved parking, access and tree arrangements are intended to remain unchanged.

The revised design has been considered in relation to the approved replacement dwelling, the character of West Drive and the residential amenities of neighbouring properties.

The submitted drawings, overlays and street-scene comparison illustrate the proposed amendments and their relationship with the approved scheme.

The revised development is considered capable of maintaining an appropriate architectural relationship with its surroundings and an acceptable relationship with neighbouring residential properties.

The principle of the replacement dwelling has already been established through the original planning permission.

Accordingly, it is respectfully requested that Wokingham Borough Council grant permission under Section 73 to vary Condition 2 and approve the revised architectural drawings.
