

31 January 2024



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION UPDATE REPORT
Planning Application Reference:	231707/REG3
Site Address:	Park Lane Primary School (Juniors), School Road, Tilehurst Reading
Proposed Development	Replacement of current windows with double glazed aluminium windows. Internal refurbishment works, demolition of annex building on Downing Road and extension of car park.
Amended Conditions	<ol style="list-style-type: none">1. The proposed fencing and landscaping adjacent to the vehicular access shall be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.2. Details of how remaining land on Annex site is to be made good and protected following demolition and creation of car park hereby permitted to be submitted for approval before demolition takes place3. Arb Method Statement, which confirms protection of existing and new trees, is to be complied with.

1. Submitted amended plans for approval

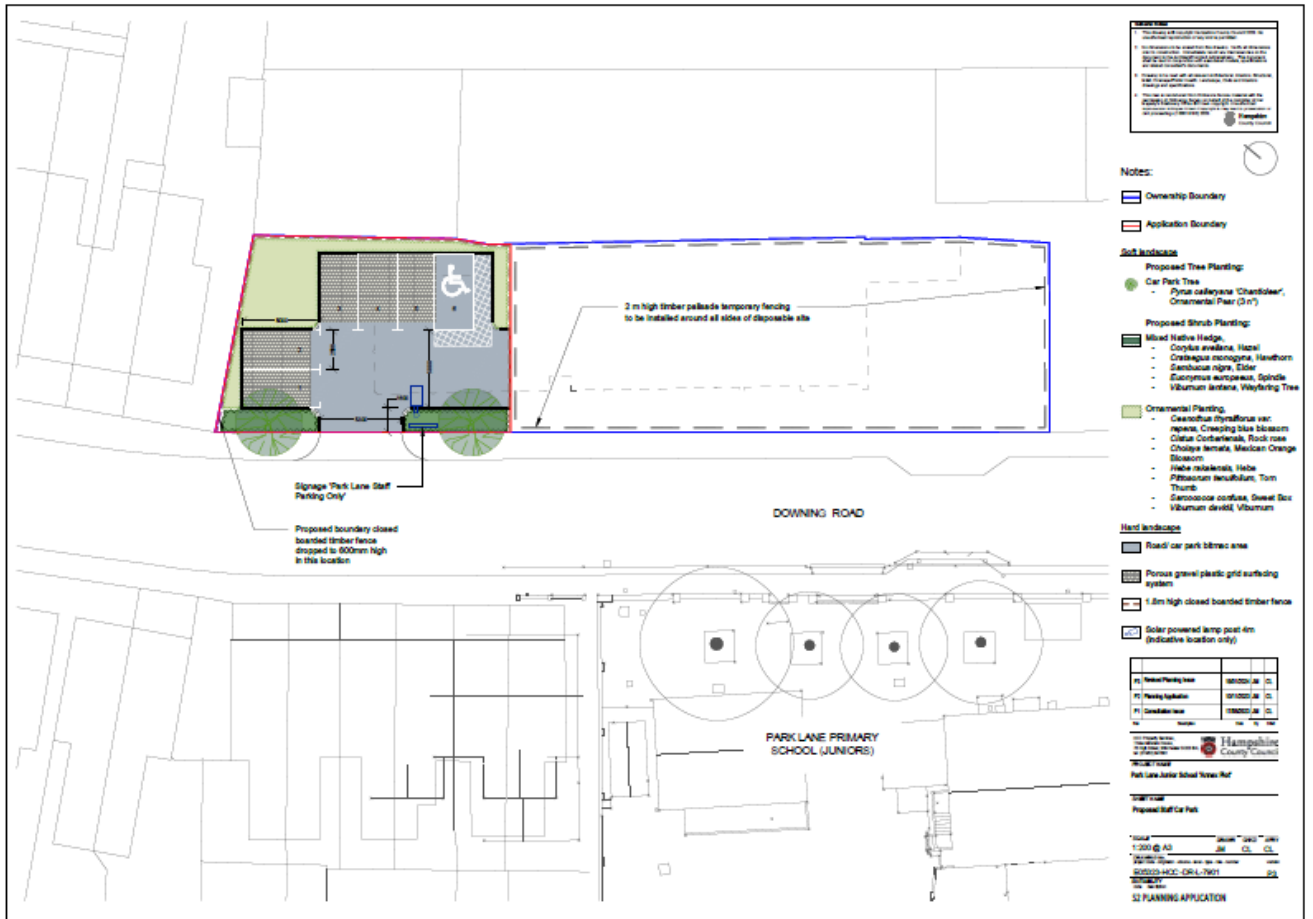
1.1 E05323-HCC-DR-L7901 Rev P3 – Amended Car Park Plan

Also, an acceptable Ecological Statement was submitted for this application but was omitted from the list of submitted documents in your main report.

2. Additional information provided

- 2.1 The applicant was asked to provide more details of how existing trees will be protected. This could then be approved as their method statement and condition then used to ensure it is followed. The applicant has confirmed that the same measures are to be taken for when the roof tiles were replaced to ensure existing trees are not harmed.
- 2.2 The applicant was also asked to reduce the height of the proposed 1.8m high closed boarded timber fence where it ran up to the pavement edge where it would obstruct visibility splays from the adjacent property. Transport have confirmed that the amended plan (Drawing ref E05323-HCC-DR-L7901 Rev P3) illustrates that the proposed fencing will be reduced in height to 600mm above carriageway level for a distance of 2m along the western elevation to ensure pedestrians can be seen by drivers exiting the site and adjacent driveway. The plan confirms that the hedge planted here will be maintained to this height. A relevant condition is shown above.
- 3.3 Images of the proposed new windows were provided as requested and these are shown below.
- 3.4 Officers are satisfied with the additional information provided and the proposed development remains recommended for approval but with amended conditions.

Plans



E05323-HCC-DR-L7901 Rev P3 – Amended Car Park Plan

Photos of same windows as proposed at other schools

