

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR APPROVAL OF RESERVED MATTERS

To: Pegasus Group
21 Ganton Street
London
W1F 9BN

Application No: 220930
Application No: Approval of Reserved Matters

Applicant: Vistry Thames Valley

READING BOROUGH COUNCIL as Local Planning Authority **APPROVES** the APPEARANCE Reserved Matter in respect of the following development.

Proposal: Application for approval of reserved matters (appearance) submitted pursuant to outline planning permission ref. 221312/VAR

At: Reading Golf Club 17 Kidmore End Road Emmer Green Reading RG4 8SQ

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 16th June 2023



Assistant Director of Planning, Transport and
Public Protection Services

RJE

Application At: Reading Golf Club 17 Kidmore End Road Emmer Green Reading RG4 8SQ

Application No: 220930

Application type: Approval of Reserved Matters

CONDITIONS & REASONS

1. The following details are hereby approved for the reserved matter of Appearance:

Site Location Plan PL-050 REV A

Existing Site Plan / Topographical Survey PL-052 REV A

Received by the Local Planning Authority on 24th June 2022

Site Layout - Approved Layout Overlay PL-062 REV E

Site Layout - Open Space Overlay Plan PL-066 REV A

Aspen - Proposed Plans and Elevations PL137 REV E

Holly - Proposed Plans and Elevations PL138 REV D

Willow - Proposed Plans and Elevations PL139 REV D

4B7P01 - Proposed Plans and Elevations PL143 REV E

Lutyens - Proposed Plans and Elevations PL145 REV F

SH101 - Proposed Plans and Elevations PL146 REV D

Blackthorn - Proposed Plans and Elevations PL148 REV E

Flanders - Proposed Plans and Elevations PL149 REV D

Atkins - Proposed Plans and Elevations PL150 REV D

Apartment Block Proposed Floor Plans PL155REV C

Apartment Block Proposed Elevations and Sections PL156 REV B

Sub Station and Cycle Store PL157

Hazel - Proposed Plans and Elevations PL158

Proposed Street Scenes PL182 REV C

Proposed Street Scenes PL183 REV C

Proposed Street Scenes PL184 REV C

Proposed Street Scenes PL185 REV C

Proposed Street Scenes PL186 REV C

Proposed Site Sections PL188 REV A

3D Visual - View 1 PL190 REV A

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3D Visual - View 2 PL191 REV A

3D Visual - View 3 PL192 REV A

Received by the Local Planning Authority on 15th September 2022

Cooper - Proposed Plans and Elevations PL110 REV E

2B3P01 - Proposed Plans and Elevations PL111 REV D

Hazel - Proposed Plans and Elevations PL112 REV D

3B5P02 - Proposed Plans and Elevations PL113 REV F

Asher - Proposed Plans and Elevations PL115 REV E

3B5P03 - Proposed Plans and Elevations PL116 REV E

Spruce - Proposed Plans and Elevations PL117 REV D

Spruce - Proposed Plans and Elevations PL118 REV E

Spruce - Proposed Plans and Elevations PL119 REV C

Spruce - Proposed Plans and Elevations PL120 REV B

Cypress - Proposed Plans and Elevations PL121 REV D

Cypress - Proposed Plans and Elevations PL122 REV C

4B5P01 - Proposed Plans and Elevations PL123 REV E

4B5P01 - Proposed Plans and Elevations PL124 REV C

Speirs - Proposed Plans and Elevations PL125 REV D

Chestnut - Proposed Plans and Elevations PL126 REV E

Chestnut - Proposed Plans and Elevations PL127 REV E

Birch - Proposed Plans and Elevations PL128 REV D

Birch - Proposed Plans and Elevations PL129 REV D

Lime - Proposed Plans and Elevations PL130 REV D

Aspen - Proposed Plans and Elevations PL131 REV D

Aspen - Proposed Plans and Elevations PL132 REV E

Aspen - Proposed Plans and Elevations PL133 REV F

Aspen - Proposed Plans and Elevations PL134 REV D

Aspen - Proposed Plans and Elevations PL135 REV E

Aspen - Proposed Plans and Elevations PL136 REV E

Willow - Proposed Plans and Elevations PL140 REV D

Juniper - Proposed Plans and Elevations PL141 REV E

Beech - Proposed Plans and Elevations PL142 REV H

5B8P01 - Proposed Plans and Elevations PL144 REV G

Allum - Proposed Plans and Elevations PL147 REV F

Crescent - Proposed Plans PL152 REV G

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Crescent - Proposed Elevations PL153 REV H
Garages - Proposed Plans and Elevations PL154 REV C
Proposed Street Scenes PL180 REV F
Proposed Street Scenes PL181 REV G
Proposed Street Scenes PL187 REV D
Design and Access Statement / Additional Design Amendments, prepared by ECE
Architecture REV G (Jan-23)
Received by the Local Planning Authority on 10th February 2023

Proposed Character Plan Area PL-056 REV F
Proposed Materials Plan PL-055 REV H
Proposed Site Block Plan PL-051 REV D
Site Layout PL-053 REV Q
Presentation Site Layout PL-054 REV J
Detailed Site Layout Sheet 1 PL-059 REV O
Detailed Site Layout Sheet 2 PL-060 REV M
Detailed Site Layout Sheet 3 PL-061 REV M
Site Layout - Affordable Dwelling Locations PL-064 REV B
Received by the Local Planning Authority on 6th March 2023

Landscape Masterplan VYH23781 10 Rev D
Received by the Local Planning Authority on 8th March 2023

Parking Plan PL-057 REV I
Green Space Provision Plan PL-063 REV H
Received by the Local Planning Authority on 15th March 2023

REASON: In the interests of the visual amenity of the area in accordance with Policy CC7 of the Reading Borough Local Plan 2019 and for the avoidance of doubt to ensure that the development is carried out and adhered to in accordance with the appearance reserved matter details hereby approved

INFORMATIVES

Date: 16th June 2023



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1. The original outline planning permission ref. 221312/VAR still stands and all conditions, informatives and linked section 106 obligations still apply. This reserved matter decision notice and the original outline planning permission should be read together.
2. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits. If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.