

Nascot Homes
13 Freeland Park
Wareham Road
Poole
Dorset
BH16 6FA

Emma Gee
Interim Executive Director Economic
Growth and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 231008

Your Ref: PP-12327710-v1

Direct ☎: 01189373699

e-mail: Marcelina.rejwerska@reading.gov.uk

Your contact is: Marcie Rejwerska, Planning

Dear Nascot Homes,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 231008

Application type: Approval of Conditions

Address: Gardeners Arms Ph 48 Surley Row Emmer Green Reading RG4 8NA

Proposal: Application for approval of details reserved by condition 5 (As built SAP calculations) of application 190040

I refer to your application as described above.

Condition 5

As a reminder, Condition 5 states:

The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor. REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

The following information was submitted:

Assessment Reference 003, Basic Compliance Report (As Built) plot 1-7, Martin Property Services, dated 19 July 2023, received 20 July 2023

EPC Performance Certificate for addresses 1-7 The Gardeners Emmer Green Reading RG4 8EZ, dated 19 July 2023, received 20 July 2023

Water Efficiency Calculator for New Dwellings for Plots 1 & 2, dated 26 July 2023, received 13 September 2023

Water Efficiency Calculator for New Dwellings for Plots 3, 4 & 7, dated 26 July 2023, received 13 September 2023

Water Efficiency Calculator for New Dwellings for Plots 5 & 6, dated 26 July 2023, received 13 September 2023

The details were reviewed by the case officer and it is considered that the information provided is sufficient to fulfil the requirements of condition 5 of planning permission 190040. The improvement in dwelling emissions rate is over 30% for each plot, and water efficiency is within the limits as described by Regulation 36(3). As such, this condition is hereby discharged.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

Marcie Rejwerska
Senior Planning Officer