

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 220438

Your Ref: PP-11150081-v1

Direct: ☎ 0118 9374237

e-mail: nathalie.weekes@reading.gov.uk

05/09/2023

The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Your contact is: **Nathalie Weekes, Planning**

Dear Royle Berkshire Developments Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220438

Application type: Approval of Conditions

Address: 97 London Road Reading RG1 5BY

Proposal: Application for approval of details reserved by conditions 3 (materials), 4 (CMS), 5 (landscaping), 6 (biodiversity), 8 (access), 9 (cycle store), 10 (refuse and recycling), 11 (full postal address), 13 (noise), 16 (garden area), 17 (sustainability) of application 201157.

I refer to your Approval of Conditions application as described above.

Condition 3

The following details have been submitted pursuant to condition no. 3 (Materials):

9044-101_ Rev B Proposed site plan

PL-07 Rev 02 Proposed drawings

Tegula Drive sett photo

As received by the Local Planning Authority on 23/02/2023

Railings on low level brickwork

As received by the Local Planning Authority on 20/07/2022

Email from agent on 03/03/2023 confirming White woodgrain slimline profile upvc sash windows

As received by the Local Planning Authority on 03/08/2023

H&G Glazing Window specifications

As received by the Local Planning Authority on 21/08/2023

Rooflights [CR_001INST_B.pdf \(therooflightcompany.co.uk\)](#)

[QD345 Conservation OTR sizes and prices 2.pdf \(therooflightcompany.co.uk\)](#) model CR13-3
517x980

Email from agent on 04/09/2023 confirming the rooflight specification

As received by the Local Planning Authority on 04/09/2023

The above details are considered to be acceptable. However, the condition cannot be complied with or discharged given that the development has already commenced beyond foundation level and the wording of the condition required details to be submitted and approved prior to this.

However, I can confirm that subject to the development being completed and thereafter maintained in accordance with the approved details then it is considered that there would be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 4

The following details have been submitted pursuant to condition no. 4 (CMS):

Construction method statement Rev 3

As received by the Local Planning Authority on 05/12/2022

The above details are considered to be acceptable. However, the condition cannot be complied with or discharged given that the development has already commenced and the wording of the condition required details to be submitted and approved prior to this.

However, I can confirm that subject that the development is carried out only in accordance with the approved details then it is considered that there would be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 5

The following details have been submitted pursuant to condition no. 5 (Landscaping):

0458 Terms and conditions of engagement, 4 March 2022, David Williams Landscape consultancy

As received by the Local Planning Authority 28/03/2022

9044-101_ Rev B Proposed site plan

As received by the Local Planning Authority on 23/02/2023

0458 L1 Rev D Landscape proposals plan

As received by the Local Planning Authority on 05/05/2023

The above details are considered to be acceptable. However, the condition cannot be complied with or discharged given that the development has already commenced beyond foundation level and the wording of the condition required details to be submitted and approved prior to this.

However, I can confirm that subject to the development being completed and thereafter maintained in accordance with the approved details then it is considered that there would be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 6

The following details have been submitted pursuant to condition no. 6 (Biodiversity):

Ibstock Enclosed Bat Box

Swift brick

As received by the Local Planning Authority on 20/07/2022

9044-101_ Rev B Proposed site plan

As received by the Local Planning Authority on 23/02/2023

0458 L1 Rev D Landscape proposals plan

As received by the Local Planning Authority on 05/05/2023

The above details are considered to be acceptable. However, the condition cannot be complied with or discharged given that the development has already commenced beyond foundation level and the wording of the condition required details to be submitted and approved prior to this.

However, I can confirm that subject to the development being completed and thereafter maintained in accordance with the approved details then it is considered that there would be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 8

The following details have been submitted pursuant to condition no. 8 (Access):

9044-101_ Rev B Proposed site plan

As received by the Local Planning Authority on 23/02/2023

9044-104 Front street elevation

As received by the Local Planning Authority on 05/12/2022

The above details are considered to be acceptable. However, the condition cannot be complied with or discharged given that the development has already commenced beyond foundation level and the wording of the condition required details to be submitted and approved prior to this.

However, I can confirm that subject to the development being completed and thereafter maintained in accordance with the approved details then it is considered that there would be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 9

The following details are hereby approved pursuant to condition no. 9 (Cycle store):

Sheffield cycle stand photo

As received by the Local Planning Authority on 20/07/2022

9044-101_ Rev B Proposed site plan

As received by the Local Planning Authority on 23/02/2023

To be fully discharged, the store shall be provided in accordance with the approved details prior to first occupation of the dwelling and shall be maintained and retained as approved solely for bicycle storage at all times thereafter.

Condition 10

The following details are hereby approved pursuant to condition no. 10 (Refuse and recycling):

9044-301 Bin and cycle storage conditions

As received by the Local Planning Authority on 23/02/2023

Wooden wheelie bin photo

As received by the Local Planning Authority on 20/07/2022

9044-101_ Rev B Proposed site plan

As received by the Local Planning Authority on 23/02/2023

To be fully discharged, the store shall be provided in accordance with the approved details prior to first occupation of the dwelling and shall be maintained and retained as approved solely for refuse storage at all times thereafter.

Condition 11

The following details are hereby approved pursuant to condition no. 11 (Full Postal Address):

Location plan - street naming and numbering plan

Confirmation of address, Street Naming and numbering, Reading Council, 21 December 2021

As received by the Local Planning Authority on 28/03/2022

Condition 13

The following details have been submitted pursuant to condition no. 13 (Noise):

2208205 JOSTEC Noise survey report, 16 March 2022

As received by the Local Planning Authority on 28/03/2022

The above details are considered to be acceptable. However, the condition cannot be complied with or discharged given that the development has already commenced and the wording of the condition required details to be submitted and approved prior to this.

However, I can confirm that subject to the development being completed and thereafter maintained in accordance with the approved details then it is considered that there would be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 16

The following details are hereby approved part - pursuant to condition no. 16 (Garden Area):

9044-101_ Rev B Proposed site plan

As received by the Local Planning Authority on 23/02/2023

0458 L1 Rev D Landscape proposals plan

As received by the Local Planning Authority on 05/05/2023

To be fully discharged, the garden area built in accordance with the approved drawings shall be retained and maintained as approved and shall remain accessible for amenity purposes to all occupiers of the development at all times thereafter.

Condition 17

The following details have been submitted:

JOSTEC Specification Summary - New build 19% reduction

JOSTEC Water efficiency calculation

As received by the Local Planning Authority on 28/03/2022

The above details are not considered to be acceptable given they are not in the form of an 'as built' SAP assessment. Therefore the details are not approved and this condition is not discharged.

To be discharged, the development hereby permitted shall not be first occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling 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.

The above conditions shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details

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 via email address as above.

Yours sincerely

Nathalie Weekes
Senior Planning Officer
MJB

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>