

Lee Norris Design
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Frances Martin
Executive Director for Economic Growth
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Our Ref: 221068

Your Ref: PP-11415554-v1

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Your contact is: Chukwudi Onwudinanti, Planning

Dear Lee Norris Design,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221068

Application type: Approval of Conditions

Address: 1 Lancaster Close Reading RG1 5HB

Proposal: Application for approval of details reserved by condition 4 (Tree Plan) of application 210059

I refer to your application as described above.

The following plans are approved:

Condition 4 - Trees Protection

- Drawing No: 1LCTR-JUN21: Tree Plan dated June 2021, received 20 July 2022
- Drawing No: 1LCTRP-JUN21: Tree Retention and Protection Plan dated June 2021, received 20 July 2022
- Drawing No: 100: Sub-structure Proposal dated July 2022, received 20 July 2022
- BS5837 Tree Constraints, Tree Impacts and Tree Protection Method Statement for re-development dated 16 November 2022, received 22 November 2022

In order to discharge the condition, the development must be carried out in accordance with the approved details. The applicant should be reminded that the condition also includes an implementation element hence for full discharge, compliance with the AMS will need to be proven by regular photos and records of supervision where required.

It is also important that foundations take into account the clay soils, identified on [BGS Geology Viewer \(BETA\)](#), and presence of large (TPO) trees in order to avoid (as far as possible) the potential for subsidence / differential movement of the original dwelling to extension in the future. Currently we do

not know the depth of the sand and gravel above the clay, i.e. at what depth clay soil will be found. It is recommended that investigations are done to establish this to confirm that the proposed foundations are acceptable, taking into account the close proximity of large trees and soil type. This would avoid the potential for foundations changes following commencement and unexpected costs to the applicant.

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.

Yours sincerely

C. Onwudinanti

Chukwudi Onwudinanti

Planner