

27 Gravel hill, Emmer Green ,Reading

Discharge of conditions details

This statement provides details and summaries of all conditions that are either pre commencement or pre occupation, in terms of information submitted either within this statement or attached information.

1. It is intended to commence within 3 years of the approval date for these 2 new dwellings
2. It is intended to build to the approved plans which take into account the NMA that was granted after the original consent was granted.
3. The proposed materials for both of the houses are as follows :
 - A) Spanish slate for roof tiles
 - B) Black solar panels that will built into the roof tiling as oppose to on top
 - C) White UPVC windows and doors, with Black composite front door
 - D) White UPVC soffit and fascia
 - E) Wooden cladding above ground floor will be "barn Black" treated timber
 - F) Guttering and down pipes will be black UPVC
 - G) Car ports will be the same "barn black" treated timber
 - H) All fencing will be close board fencing
 - I) Main shared driveway will permeable herringbone block paving in "Brindle colour"
 - J) Private parking areas will be tegula block paving in "harvest colour"
 - K) Facing brickwork will be
 - L) Patio areas will be in indian sandstone and will be grey in colour
 - M) The external lighting will be up and down cylinder lighting around the perimeter of each house
4. No windows will be installed other the ones already approved
5. Only top opening obscure windows will be installed in the bathrooms on the side elevations
6. Permitted development are no longer available on these houses
7. The parking areas will be complete prior to occupation
8. A secure shed will be provided in each garden for the storage of bicycles

9. The refuse collection areas will be in place prior to occupation
10. Electric vehicles provisions will be allowed for within the car ports.
11. A construction method plan and statement has been submitted for approval
12. No construction work will take place outside of the permitted working hours
13. No fires will be lit during the construction works
14. A soft and hard landscaping scheme has been submitted for approval
15. The tree protection plan and method statement has been submitted for approval
16. All boundary treatment works have been submitted for approval on the soft and hard landscaping plan
17. The biodiversity measures have been highlighted in the soft and hard landscaping that is submitted for approval
18. It is proposed to commence these works within March to August and will be commenced as soon as the pre commencement conditions have been approved
19. If any trenches are to be left open at the end of the working day, they will be either covered or allow for suitable access to allow for any wildlife to climb out of the trenches
20. Thames Valley archaeological services have provided a method statement to satisfy the pre commencement condition, and will monitor works to satisfy this condition.
21. A Sap assessment has been submitted to satisfy the first part of this condition, as DER can only be done upon the building being completed and air tested.
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Proposed facing brick



Proposed slate tile with solar panels



Proposed cladding and external down light



Proposed guttering and down pipes



Proposed white UPVC window within 'barn black' wood cladding



Proposed permeable herringbone block paving (brindle) and tegula paving for parking area (Harvest)



Proposed patio slabs

