



Reading
Borough Council

Working better with you

Mr Gohil
29 Portway Close
Reading
RG1 6LB

Frances Martin
Executive Director for Economic Growth
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Civic Centre, Reading, RG1 7AE

☎ 0118 9373787

Our Ref: 220573

Direct: ☎

e-mail: david.brett@reading.gov.uk

24 February 2023

Your contact is: **David Brett, Planning**

Dear Mr Gohil,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220573

Application type: Approval of Conditions

Address: 20 Coley Hill, Reading, RG1 6AE

Proposal: Application for approval of details reserved by conditions 3, 4 and 5 of application 190685

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

Condition 3: Boundary Treatment

The flats hereby permitted shall not be occupied until elevation and plan drawings have been submitted to and approved in writing by Reading Borough Council, with materials annotated, of the new boundary wall and railings as a minimum scale of 1:20.

The following documents have been received pursuant to Condition 3:

- Brickwall & Bin Store Construction - 20CH (L) 011 Brickwall & Bin Store Construction

Received on 18/04/2022

The details pursuant to Condition 3 have been reviewed by officers. The plan submitted is a 1:20 scale and demonstrates that boundary wall will consist of red brick with mild galvanised steel railings (black - power coated). It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 only of planning permission 190685 and is hereby **approved**.

Condition 4 - Bin Storage Units

The flats hereby permitted shall not be occupied until elevation and plan drawings have been submitted to and approved in writing by Reading Borough Council, with materials annotated, of the new bin storage units.

The following documents have been received pursuant to Condition 4:

- Brickwall & Bin Store Construction - 20CH (L) 011 Brickwall & Bin Store Construction

Received on 18/04/2022

The details pursuant to Condition 4 have been reviewed by officers. The plan demonstrates that the bins will be located within a store constructed of timber. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 only of planning permission 190685 and is hereby **approved**.

Condition 5 - Rooflights

Details of any rooflights are to be submitted to and approved in writing by the Local Planning Authority prior to commencement of related work. Rooflights are to be conservation type, fitted flush with or below the roof covering.

The following documents have been received pursuant to Condition 5:

- Rooflight Manufacturer Details - Velux Conservation Roof Windows

Received on 18/04/2022

The details pursuant to Condition 5 have been reviewed by officers. The details submitted consist of manufacturer specifications for conservation rooflights. The details concerning the rooflights are considered sufficient to address the requirements of the condition as the model selected indicates that "recessed installation is possible for slate and tile roofs". It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 only of planning permission 190685 and is hereby **approved**.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

You are reminded that the development will need to be constructed in accordance with the approved plans and conditions. Any changes will require approval.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and 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

David Brett

David Brett
Senior Planning Officer

SDV