



**Reading**  
Borough Council  
Working better with you

Mr John Neville  
The Granary  
1A Patrick Road  
Caversham  
Reading  
RG4 8DD

Frances Martin  
**Executive Director for Economic Growth  
and Neighbourhood Services**

Civic Offices, Bridge Street,  
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 221827

Your Ref: PP-11746973-v1

Direct: ☎ 0118 9374237

31/01/2023

e-mail: [nathalie.weekes@reading.gov.uk](mailto:nathalie.weekes@reading.gov.uk)

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

Dear Mr Neville,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Reference:** 221827

**Application type:** Approval of Conditions

**Address:** 5 Grass Hill Reading RG4 7TJ

**Proposal:** Application for approval of details reserved by conditions 3 (Materials Schedule) and 12 (Biodiversity Enhancements) Of Application 221072

I refer to your Approval of Conditions application as described above. The following letter is to discharge the pre-commencement Condition 3 (Materials Schedule) and to part discharge Condition 4 (Biodiversity Enhancements).

### Condition 3 (Materials Schedule)

Condition 3 requires the submission of a schedule of materials to be used in the construction of the external surfaces of the development, to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development beyond foundation level. The applicant has submitted the following:

#### Materials Plan

Schedule of Materials - photos provided

- The Steel Roof is Colourcoat Urban colour Merlin
- The Timber Cladding is Brimstone Ash Thermo Wood - vertical profile

Windows are to be timber triple glazed

Plot 1 - colour RAL 7033 Cement Grey

Plot2 - colour RAL 7032 Pebble Grey

Doors - composite, colours as windows

Render - K Rend silicon render, colour - smooth finish ash white.

As received 7 December 2022

The details submitted are considered acceptable. The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

### Condition 12 (Biodiversity Enhancements)

Condition 12 requires the submission of details of biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on the new buildings and native and wildlife friendly landscaping, to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. You have submitted the following:

3707/209 Rev G Proposed Landscaping and Biodiversity Site Plan Received 7 December 2022

- Showing existing and extended wildlife habitat, proposed areas for piling grass cuttings to provide refuge for grass snakes, 2x Hibernaculas (Figure 4.) to be loosely filled logs, dead wood and small amounts of soil. Capped with geotextile membrane and 100mm layer of turf, with gaps left to allow reptile access, all boundary fences to include mammal gaps every 10m or as appropriate.

Biodiversity Enhancement Plan V2

- Bat box - Mesh fronted bat box code MFBB to be installed on the south east elevation of Plot 1 and 2 to sit behind timber cladding with access hole provided

- Bird box - Mesh fronted standard bird box MFSTB to be installed on the north east elevation of Plot 1 and 2 to sit behind timber cladding with access hole provided

As received 25 January 2023

The documents provided for the above pre-commencement part of the condition shall have been considered acceptable to have been part-discharged, the conditions are discharged providing that the works are undertaken in accordance with the approved details.

Please note, in order to fully discharge Condition 12, an additional discharge of condition application would be required prior to occupation of the development. This is because Condition 12 also requires that, *'the biodiversity enhancements shall thereafter be installed as per the approved details and a letter report confirming that the enhancements has been installed, including photographs of the enhancements in situ, shall be submitted to and approved in writing by the council prior to occupation of the development'*.

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.

Yours sincerely

*Nathalie Weekes*

**Nathalie Weekes**

Senior Planning Officer

*NE*

## 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/>