



Reading
Borough Council

Working better with you

Alex Omirou
Reddaways
Dean Lane
Cookham
Maidenhead
SL6 9AF

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 220968/APC

Direct: ☎ 0118 937 2413
e-mail: Connie.Davis@reading.gov.uk

11th October 2022

Your contact is: Connie Davis, Planning

Dear Alex,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220968

Application type: Approval of Conditions

Address: 39 Whitely Wood Road, Reading, RG2 8PN

Proposal: Application for approval of details reserved by conditions 3, 4, 5, 9 and 14 of planning permission 210947

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development shall commence above foundation level until architectural drawings have been submitted and approved detailing all materials to be used on all elevations and their arrangement on each elevation of each house. The development will then be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: As the submitted drawings are diagrammatic and not sufficiently detailed with regards to materials which is required in the interests of securing high quality design and to ensure the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following information was submitted:

South Building Elevations
North Building Elevations

Received 13th September 2022

Proposed Materials Revision 2

Received 1st September 2022

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 210947. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 states:

No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;*
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);*
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;*
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;*
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;*

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following information was submitted:

G91001 003_45B WHITLEY WOOD READING Rev G - Notes and Schedules

Received 11th October 2022

G91001 002_45B WHITLEY WOOD READING Rev D - Details Various

G91001 001_45B WHITLEY WOOD READING Rev G - Proposed Landscape Plan

Received 20th September 2022

The details were reviewed by the case officer and Reading Borough Council's Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 210947. As such, this condition is hereby discharged.

Condition 5

As a reminder, Condition 5 states:

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;*
- b) Location on site for storage of plant and materials used in constructing the development;*
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;*
- d) Identification of any footpath closures or road closures needed during construction;*
- e) Required wheel washing facilities on site;*
- f) A scheme for recycling waste resulting from the construction works*

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

The following information was submitted:

Construction Method Statement Revision 2

Received 1st September 2022

The details were reviewed by the case officer and Reading Borough Council Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 210947. As such, this condition is hereby discharged.

Condition 9

As a reminder, Condition 9 states:

[Pre-Commencement] *No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings 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 a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

The following information was submitted:

Full SAP Calculation Printouts (As Designed)

Received 29th August 2022

The details were reviewed by the case officer. In the absence of contrary information from the Reading Borough Council Sustainability Team and Building Control team, it is considered that the information provided is sufficient to fulfil the requirements of Condition 9 of planning permission 210947. As such, this condition is hereby discharged.

Condition 14

As a reminder, Condition 14 states:

[Pre-Commencement] *Prior to the commencement of works, details of biodiversity enhancements, to include a minimum of four universal nest bricks built into the new buildings and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.*

REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan (2019).

The following information was submitted:

South Building Elevations
North Building Elevations
Nesting Box Details

Received 13th September 2022

The details were reviewed by the case officer and Reading Borough Council Ecologist. It is considered that the information provided is sufficient to fulfil the requirements of Condition 14 of planning permission 210947. As such, this condition is hereby discharged.

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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

Connie Davis

Senior Planning Officer