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Our Ref: 211523/APC

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13th January 2022

Your contact is: Connie Davis, Planning

Dear Mr Bottomley,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211523

Application type: Approval of Conditions

Address: 1 Station Road, Reading, RG1 1LG

Proposal: Application for approval of details reserved by conditions 3 (Material details), 4 (CMS), 5 (Noise Assessment), 6 (Energy) and 8 (Cycle Storage) of application 191588

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development shall commence until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted (including details of sash windows to match existing; details of cheeks and general formation of dormers (leadwork, slates) etc.) brickwork, mortar, rainwater goods and where the removal of the chimney occurs, slates to match) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details. REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies EN1, EN4, EN6 and CC7 of the Reading Borough Local Plan 2019.

The following information was submitted:

Materials Rev A = 16.11.21

Received 16th November 2021

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 191588. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 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, where required:

- a) Location on site for storage of plant and materials used in constructing the development;*
- b) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;*
- c) Identification of any footpath closures or road closures needed during construction;*
- d) Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- e) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction*
- f) Provisions to be made for the control of noise coming from the site during demolition and construction;*
- g) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.*

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 Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

The following information was submitted:

40466/5501/215 - Red Route Scheme

Received 26th November 2021

Construction Method Statement Plan Rev 2 Job Ref: DMS/TES01-2021

Received 14th September 2021

The details were reviewed by the case officer and Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 191588. As such, this condition is hereby discharged.

Condition 5

As a reminder, Condition 5 states:

No development shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

The following information was submitted:

Noise Exposure Assessment. Report 13003-NEA-01-RevB prepared on 19th August 2021

Received 14th September 2021

The details were reviewed by the case officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 191588. As such, this condition is hereby discharged.

Condition 6

As a reminder, Condition 6 states:

No development shall commence in the construction of the external works of the development hereby permitted 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 5% 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 PRINTOUT (As Designed)

Received 14th September 2021

The details were reviewed by the case officer. In the absence of any contrary comments from the Sustainability team, It is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning permission 191588. As such, this condition is hereby discharged.

Condition 8

As a reminder, Condition 8 states:

No development shall commence on site until a plan showing how three cycle parking spaces can satisfactorily be provided on site within the basement as shown on the plan in Condition 2 above has been submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times. REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

The following information was submitted:

DS_375_22 - Double Stacker 22 Bike - 375mm Centre
PL.1340 Rev A - Proposed Basement Floor Plan

Received 14th September 2021

The details were reviewed by the case officer and Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 8 of planning permission 191588. 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