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23rd November 2021

Your contact is: Connie Davis, Planning

Dear Sir/ Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211217

Application type: Approval of Conditions

Address: 16 Richmond Road, Caversham, Reading, RG4 7PP

Proposal: Application for approval of details reserved by conditions 3 (Materials), 4 (CMS), 7 (EV Charging Points), 8 (Landscaping), 9 (Boundary Treatment), 11 (SAP details) of planning permission 201170

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted 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 approved 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 visual amenity and ensuring 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:

Material Schedule - Project Number 3708 Rev A

Received 28th October 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 201170. 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:

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. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;

h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;

i) Provisions to be made for the control of noise coming from the site during demolition and construction;

j) 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 Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

The following information was submitted:

Document titled: No 4

Received 23rd July 2021

3708/200 Rev D - Location Plan

Received 17th November 2021

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 4 of planning permission 201170. As such, this condition is hereby discharged.

Condition 7

As a reminder, Condition 7 states:

No dwelling hereby approved shall be first occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of one electric vehicle charging point for each dwelling has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the Scheme has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

Reason: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

The following information was submitted:

Series 4 EV Home Charger by Sema Connect

Received 28th October 2021

3708/207 Rev H - Proposed Landscape Plan

Received 19th November 2021

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 7 of planning permission 201170. As such, this condition is hereby discharged.

Condition 8

As a reminder, Condition 8 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:

3708/200 Rev D - Location Plan

Received 17th November 2021

3708/207 Rev H - Proposed Landscape Plan

Received 19th November 2021

The details were reviewed by the case officer and Reading Borough Council Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 8 of planning permission 201170. As such, this condition is hereby discharged.

Condition 9

As a reminder, Condition 9 states:

No dwelling hereby approved shall be first occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be implanted in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

The following information was submitted:

3708/207 Rev H - Proposed Landscape Plan

Received 19th November 2021

The details were reviewed by the case officer and Reading Borough Council Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 9 of planning permission 201170. As such, this condition is hereby discharged.

Condition 11

As a reminder, Condition 11 states:

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:

Designed SAP Calculation prepared by Melin dated 17th August 2021

Received 25th August 2021

The details were reviewed by the case officer. In the absence of contrary information being provided from the Building Control and Sustainability departments, it is considered that the information provided is sufficient to fulfil the requirements of Condition 11 of planning permission 201170. 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