

Mr Boyes
Beech Road
Purley-on-Thames
Reading
RG8 8DR

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 210088

Direct ☎: 0118 9374237
e-mail: nathalie.weekes@reading.gov.uk

22 April 2021

Your contact is: Mrs Nathalie Weekes, Planning

Dear Mr Boyes,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210088

Application type: Approval of Conditions

Address: 20 Chalgrove Way, Emmer green, Reading

Proposal: Retrospective Application to discharge conditions 3 (materials), 4 (bats) and 9 (landscaping) of planning permission 172325 allowed on appeal ref APP/E0345/W/18/3211966

I refer to your application as described above.

I confirm that condition 5 was discharged and condition 7 partially discharged under planning application 190690.

The following documents are hereby approved pursuant to condition no.3:

3) Before any part of the development hereby permitted is constructed above damp-proof course level (DPC), samples/full details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Condition 3 Materials

Condition 3 requires the submission of a schedule of materials to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The applicant has submitted the following:

Email from Boyes Developments 11/02/2021, 10:01 stating red common brick to match neighbours and clay roof tile dark brown to match neighbours
As received 11 February 2021

A19/742/16 Rev C Foundation plans
As submitted 8 March 2021

Photos
Submitted on 18 January 2021 and 14 January 2021

The development has already been completed. In this instance the materials are considered appropriate. The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

Condition 4 Bats

Condition 4 was amended under non material amendment application 210482 to vary the wording of condition 4 granted under 172325. Condition 4 requires the installation of bat bricks or bat boxes. The following documents are hereby approved pursuant to condition no.4:

Replacement Condition 4

The development hereby permitted shall be carried out in full accordance with the recommendations described in Section 4.2 of the submitted bat survey report (Arbtech, Bat Survey - Emergence and Re-Entry, September 2017) or File note Ref Bat boxes (Artech, dated 8 March 2021). The 'Habibat' bat bricks or Stourhead bat boxes shall be installed and details of their installation submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings hereby permitted. The Habibat bricks or stourhead bat boxes installed at the Property should not be removed or permitted to fall into disrepair, the bat boxes/bat bricks should not be replaced with any other type of provision unless otherwise requested in writing to the Local Planning Authority.

To comply with policy EN12 Biodiversity and the green network of the Reading Local Plan 2019.

The applicant has submitted the following:

File note Ref Bat boxes, Artech, dated 8 March 2021

As received 26 March 2021

Land registry Transfer of part registered titles TP1

Email from agent's solicitor on 08/04/2021 11:42 with form of transfer to be used for the sale of units.

As received on 8 April 2021

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

Please note that the ecologist advised, 'It should be possible to still install Habibat bricks. It would involve removing four bricks per bat brick and cementing them in. The products can be found at <http://www.habibat.co.uk/category/bat-boxes> Habibat bricks would provide a better bat roost as they would last indefinitely.'

Condition 9 - Landscaping

The following documents are hereby approved pursuant to condition no.9:

9) Before any part of the development hereby permitted is constructed above DPC level full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

(a) hard surfacing materials; and

(b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and

(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

(d) Tree pit specifications.

The approved hard landscaping shall be implemented prior to the occupation of any part of the development hereby permitted. All planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The applicant has submitted the following:

Email from Boyes Developments 11/02/2021, 10:01 stating red common brick to match neighbours and clay roof tile dark brown to match neighbours
As received 11 February 2021

Planting schedule 20, 20a and 20b Chalgrove Way
A19/742/20 Planting plan 20, 20a and 20b Chalgrove Way
As received 3 March 2021

A19/742/16 Rev C Foundation plans
As submitted 8 March 2021

Email from Boyes developments 08/04/2021 12:35 confirming new tree planted with photos attached
As received 08 April 2021

Landscaping specification Rev B
As submitted 19 April 2021

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

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. Information regarding the discharge of conditions should be provided to future owners of the properties at 20, 20a and 20b Chalgrove Way.

Should you wish to discuss this matter further, please contact me by email.

Yours sincerely

Nathalie Weekes SFB

Mrs Nathalie Weekes
Planning Officer