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Frances Martin
Executive Director for Economic Growth
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Our Ref: 201468

Your Ref: PP-09173335

Direct ☎: 01189374150

e-mail: Tom.Hughes@reading.gov.uk

Your contact is: Tom Hughes, Planning

Dear Simon Mack Architecture,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201468

Application type: Approval of Conditions

Address: 131 Whiteknights Road Reading RG6 7BB

Proposal: Discharge of conditions 3 (materials) and 5 (CMS) of planning permission 200894/HOU

I refer to your application as described above. Condition 3 of planning permission 200894/HOU stated:
'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, including cladding and masonry, 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.'

Information pertaining to the proposed materials, including indicative sketches and visualisations, has been supplied. The main areas of cladding would be in natural timber stained/painted black. Window reveals and feature cladding would have a light/natural timber finish. Further feature cladding would comprise black stained horizontal boards. Windows would be metal framed in anthracite grey or black. The roof would comprise single ply/GRP with standing seam detail. Other external materials would match those of the existing dwelling.

It is confirmed that the proposed materials are acceptable and full compliance with this condition will occur when the development is constructed and completed using these approved materials. The submitted materials are hereby approved pursuant to condition 3 of planning permission 200894/HOU.

Condition 5 of planning permission 200894/HOU stated:

'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;

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.'

Information pertaining to the site specific Construction Method Statement, in the form of an annotated site plan, has been supplied.

It is confirmed that these details are acceptable and full compliance with this condition will occur when the development is undertaken and completed in accordance with these approved details. The submitted details are hereby approved pursuant to condition 5 of planning permission 200894/HOU.

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 by email or the direct line as above.

Yours sincerely

Tom Hughes

07/12/20