



Mr Darius Norvaisa
D-Archi
272 London Road
Reading
RG6 1AJ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

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

Our Ref: 201050/APC

Direct: ☎ 0118 937 4213
e-mail: Connie.Davis@reading.gov.uk

17th September 2020

Your contact is: Connie Davis, Planning

Dear Mr Norvaisa

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201050

Application type: Approval of Conditions

Address: Crombies Oak, Lowfield Road, Caversham, Reading, RG4 6NG

Proposal: Application for approval of details reserved by conditions 2, 6, 7 and 9 of appeal ref APP/E0345/W/18/3207768

I refer to your application as described above.

Condition 2

As a reminder, Condition 2 states:

The new dwelling hereby approved shall not be commenced until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

The following information was submitted:

Materials Schedule - For demolition of existing bungalow and erection of new two storey dwelling. Project Number - DNST11 prepared by Day Tanner Ltd

Received 27th July 2020

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 2 of appeal reference APP/E0345/W/18/3207768. As such, this condition is hereby discharged.

Condition 6

As a reminder, Condition 6 states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to 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) any footpath closures or road closures needed during construction*
- e) wheel washing facilities on site*
- f) a scheme for recycling waste resulting from the construction works*

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

The following information was submitted:

Construction Method Statement - Demolition of existing bungalow and erection of new two storey dwelling - Project Number DNST11, Revision A, dated 09/09/20, prepared by Day Tanner Ltd

3412/600 - Site Operations Drawing

Received 2nd September 2020

The details were reviewed by the case officer and the RBC Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of appeal reference APP/E0345/W/18/3207768. As such, this condition is hereby discharged.

Condition 7

As a reminder, Condition 7 states:

No development, barring demolition, shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how vehicle parking spaces can be provided on site. No building or use hereby permitted shall be occupied or the use commenced until the vehicle parking areas have been completed as shown on the approved plan. Thereafter the parking area shall be kept free of obstruction and available for the approved use at all times.

The following information was submitted:

3412/499 A - Landscape Plan

Received 24th August 2020

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 7 of appeal reference APP/E0345/W/18/3207768. As such, this condition is hereby discharged.

Condition 9

As a reminder, Condition 9 states:

No development, barring demolition, shall take place until full details of both hard and soft landscaping have been submitted to and been 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 hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season 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.

The following information was submitted:

3412/499 A - Landscape Plan

Email from Darius Norvaisa received by the case officer on 24th August 2020

Received 24th August 2020

The details were reviewed by the case officer and Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 9 of appeal reference APP/E0345/W/18/3207768. 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

Planning Officer