

Muhtasham Qureshi
Independent
305 Reading Road
Winnersh
RG41 5LR

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 200917

Your Ref: PP-08844997

Direct ☎: 01189374150

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

Your contact is: Tom Hughes, Planning

Dear Mr Qureshi,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200917

Application type: Approval of Conditions

Address: 13 Addington Road, Reading, RG1 5PW

Proposal: Discharge of conditions 3 (materials), 4 (soft landscaping), 6 (tree protection), 7 (habitat enhancement), 11 (vehicle parking), 12 (bicycle storage) and 13 (refuse and recycling storage) of planning permission 200301/FUL

I refer to your application as described above. Condition 3 of planning permission 200301/FUL stated:
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 timber windows and natural slate roofing) 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.*

Pursuant to this condition, the agent supplied the following:

Supporting Letter (received 30/06/20)

Welsh Slate Roof Tile Brochure (received 30/06/20)

Ranebrook Windows Brochure (received 30/06/20)

In an email dated 24/09/20, the agent confirmed that the proposed natural slate roof tiles and timber framed sash windows would match the appearance of those of the existing building.

It is confirmed that the proposed materials are acceptable. Full compliance with this condition will occur when the development has been implemented in full and maintained as such. The submitted details are hereby approved pursuant to condition 3 of planning permission 200301/FUL.

Condition 4 of planning permission 200301/FUL stated:

Prior to first occupation of the development hereby approved, a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the development or in accordance with a timetable agreed in writing with 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: 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.

Pursuant to this condition, the agent supplied the following:

Drawing No: PL/A441/112 Rev. A - Existing and Proposed Site Plans (received 24/09/20)

It is confirmed that the proposed scheme of landscaping is acceptable. Full compliance with this condition will occur when the scheme of landscaping has been implemented in full and maintained as such. The submitted details are hereby approved pursuant to condition 4 of planning permission 200301/FUL.

Condition 6 of planning permission 200301/FUL stated:

No development shall commence on site (including demolition or preparatory works) until a Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees and vegetation that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Tree Protection Plan.

REASON: In order to ensure that appropriate protection is given to trees and vegetation of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Pursuant to this condition, the agent supplied the following:

Drawing No: PL/A441/112 Rev. A - Existing and Proposed Site Plans (received 24/09/20)

It is confirmed that the proposed tree protection is acceptable. Full compliance with this condition will occur when the development is undertaken in accordance with the approved details. The submitted details are hereby approved pursuant to condition 6 of planning permission 200301/FUL.

Condition 7 of planning permission 200301/FUL stated:

No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme are submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

Pursuant to this condition, the agent supplied the following:

House Martin Nest Specification - www.nhbs.com (received 30/06/20)

Drawing No: PL/A441/112 Rev. A - Existing and Proposed Site Plans (received 24/09/20)

It is confirmed that the proposed habitat enhancement scheme is acceptable. Full compliance with this condition will occur when the habitat enhancement scheme of landscaping has been implemented in full and maintained as such. The submitted details are hereby approved pursuant to condition 7 of planning permission 200301/FUL.

Condition 11 of planning permission 200301/FUL stated:

The flats hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Pursuant to this condition, the agent supplied the following:

Drawing No: PL/A441/112 Rev. A - Existing and Proposed Site Plans (received 24/09/20)

It is confirmed that the proposed vehicle parking spaces are acceptable.

Condition 12 of planning permission 200301/FUL stated:

No development shall commence on site until a plan showing how a minimum of five cycle parking spaces can satisfactorily be provided on site is 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.

Pursuant to this condition, the agent supplied the following:

Drawing No: PL/A441/112 Rev. A - Existing and Proposed Site Plans (received 24/09/20)

Bike Shelter Assembly Instructions - Shelters4Less - Luton 2m - BUCS06-01-030919-NBB

It is confirmed that the proposed bike storage is acceptable. Full compliance with this condition will occur when the bike storage has been implemented in full and maintained as such, in accordance with the approved details. The submitted details are hereby approved pursuant to condition 12 of planning permission 200301/FUL.

Condition 13 of planning permission 200301/FUL stated:

Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority. Date: 14 May 2020 SDV Head of Planning, Development & Regulatory Services

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

Pursuant to this condition, the agent supplied the following:

360 Litre Wheelie Bin Specification (received 30/06/20)

Oren Shiplap Triple Bin Storage Specification (received 30/06/20)

Drawing No: PL/A441/112 Rev. A - Existing and Proposed Site Plans (received 24/09/20)

It is confirmed that the proposed bin storage is acceptable. Full compliance with this condition will occur when the bin storage has been implemented in full and maintained as such. The submitted details are hereby approved pursuant to condition 13 of planning permission 200301/FUL.

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

A handwritten signature in black ink, appearing to read 'Tom Hughes', is displayed on a light grey rectangular background.

26th November 2020