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Frances Martin
Executive Director for Economic Growth
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Our Ref: 201434

Your Ref: PP-09150180

e-mail: James.Overall@reading.gov.uk

7 December 2020

Your contact is: Mr James Overall, Planning

Dear James Sopp,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201434

Application type: Approval of Conditions

Address: 47 Hemdean Road Caversham Reading RG4 7SY

Proposal: Discharge of conditions 7 and 8 of planning permission 191305

I refer to your application as described above.

Condition 7 - Bicycle Parking Details

No development shall commence on site until a plan showing how 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.

The plan (dwg no. 2020-136-003G) received on 12th October 2020 has been reviewed by our Transport Officer, and it has been confirmed that the details received are sufficient for the discharge of condition 7 of planning permission 191305.

Condition 8 - Refuse & Recycling Storage Details

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.

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.

The plan (dwg no. 2020-136-003G) received on 12th October 2020 has been reviewed by our Transport Officer, and it has been confirmed that the details received are sufficient for the discharge of condition 8 of planning permission 191305.

Conclusion

It is considered that the information provided is sufficient for the discharge of conditions 7 and 8 relating to planning permission 191305.

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 do not hesitate to contact me.

Yours sincerely,

Mr James Overall
Senior Planning Officer