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Our Ref: 200028

Your Ref:

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Your contact is: James Schofield, Planning

Dear EJ Winter & Son LLP,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200028

Application type: Approval of Conditions

Address: 44a Winsor Drive Reading RG30 3EQ

Proposal: Confirmation of compliance that all planning conditions contained within the Planning Permission granted for 44a Winsor Drive have been complied with.

I refer to your application as described above.

Condition 9 of APP/E0345/A/13/2192373

As a reminder, Condition 9 states:

The dwelling shall achieve Level 3 of the Code for Sustainable Homes. The dwelling shall not be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

The details were reviewed by the case officer. Following the withdrawal of the Code for Sustainable Homes on 27th March 2015 the Council can now only ask for limited compliance with energy requirements that are in line with the Code for Sustainable Homes standards (in accordance with adopted policy). The appropriate level of sustainable construction would be secured through the relevant building regulations requirements. Therefore it is considered reasonable for Condition 3 to be omitted from the conditions of planning permission APP/E0345/A/13/2192373.

It is considered that the information provided is sufficient to fulfil the requirements of Condition 9 of planning permission APP/E0345/A/13/2192373. 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.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

James Schofield

James Schofield

Planning Officer

BCN