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RG91HG

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 191469

Your Ref: PP-08140601

Direct: ☎ 01189374150

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

Your contact is: Tom Hughes, Planning

Dear Mr A Coleman,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191469

Application type: Approval of Conditions

Address: land off 2 and 4 Romany Lane Tilehurst Reading RG30 6AP

Proposal: Discharge of conditions 3 (materials), 4 (landscaping) and 7 (CMS) of planning permission 172281/FUL

I refer to your application as described above. Condition 3 of planning permission 172281/FUL stated:

No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and doorway reveals have been submitted to and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

REASON: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7.

Pursuant to this condition, the following has been supplied:

Materials Schedule, received 10/09/19:

Windows and doors - anthracite grey uPVC

Fascia and soffits - anthracite grey

Guttering and down pipes - anthracite grey

Walls (lower ground level) - black slate

Walls (upper floor and retaining wall) - monochrome chalk white render

Block Paving - anthracite grey

Roof tiles - anthracite grey

It is confirmed that the proposed schedule of materials is acceptable. Full compliance with this condition will occur when the development has been implemented in full, in accordance with the approved details. The submitted details are hereby approved pursuant to condition 3 of planning permission 172281/FUL.

Condition 4 of planning permission 172281/FUL stated:

No development 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; and*
- (d) tree pit specifications*

REASON: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7.

Pursuant to this condition, the following has been supplied:

Drawing No: 30319-01 - Proposed Landscaping Plan (received 10/09/19)

The agent was advised on 24/01/20 that the proposed landscaping was unacceptable and insufficient. No further information has been supplied. The submitted details are not approved pursuant to condition 4 of planning permission 172281/FUL.

Condition 7 of planning permission 172281/FUL stated:

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:

- 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*
- location on site for storage of plant and materials used in constructing the development*
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site*
- any footpath closures or road closures needed during construction*
- wheel washing facilities on site*
- 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.

REASON: 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 DM12.

Pursuant to this condition, the following has been supplied:
Drawing No: 30319-02 - Construction Management Plan (received 10/09/19)
Construction Method Statement - amended (received 15/10/19)

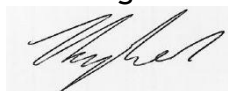
It is confirmed that the proposed Construction Method Statement and Construction Management Plan is acceptable. Full compliance with this condition will occur when the development is undertaken in its entirety in accordance with the approved details. The submitted details are hereby approved pursuant to condition 7 of planning permission 172281/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 via email address or the direct line as above.

Yours sincerely

Tom Hughes

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

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>

