



Elivate Builders and Construction
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Our Ref: 190905/APC

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29th November 2019

Your contact is: Connie Davis, Planning

Dear Elevate Builders and Construction

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190905

Application type: Approval of Conditions

Address: 59 Waverley Road, Reading, RG30 2QB

Proposal: Discharge of conditions 2 of planning permission 110725

I refer to your application as described above.

Condition 2:

As a reminder condition 2 states:

No development shall take place until details of the materials to be used in the construction of the external surfaces of the first floor front extension have been submitted to an approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. All other materials to be used in the construction of the single storey rear extension shall match those used on the existing building other than the garage which shall be rendered.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area and ensuring that the new development appears in keeping with the existing building

RBLP Policy CUD14 - Standards of Design in Development

RBLP Policy HSG8 - House Extensions

The proposed materials were clarified in emails and pictures supplied. The materials to be used are:

Red Chelmer Brick (imperial in size)
Spanish Slates
Victorian Crested Red Clay tiles
Existing windows to be reused

Emails dated 6th June 2019, 25th July 2019 and 29th November 2019.

Although the above materials have been reviewed and are considered to be acceptable, as the condition is a pre-commencement condition and works have commenced it is not possible to formally discharge this condition.

However, I can confirm that had these details been received at the relevant time they would have been considered acceptable. On the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

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