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10th October 2019

Mr Steve Vigar
Planning Applications Team, Reading Borough Council

By email to Case Officer and Registration Team
stephen.vigar@reading.gov.uk
planning.administration@reading.gov.uk

Dear Steve

Pond House – S96a NMA revised landscaping scheme re Condition 4 (Application 171127)

You will recall that you issued a notice of approval of details to discharge the landscaping Condition on the above scheme on 3rd September 2018, under your reference 181265. The scheme is now largely built and is proving popular with potential purchasers. However, concerns have been expressed about the lack of a defined private sitting out area for the three ground floor units (i.e. immediately outside the rear patio doors).

My clients have therefore asked me to seek approval for an alternative landscaping scheme, which incorporates privacy screens and small private sitting out areas. There will be no reduction in the overall space available, which conforms with the Councils' adopted standards. The enclosures proposed are of excellent quality as is evident from the photograph attached. We have also taken the opportunity to increase tree planting within the rear communal space.

You will appreciate that with sales imminent, my clients are very keen to get this final approval in place to complete the paperwork, so a rapid decision would be very much appreciated.

Yours sincerely

Deirdre Wells Dip TP MRTPI
Red Kite Development Consultancy

PHOTOGRAPH OF PATIOS AND ENCLOSURE – REDEVELOPMENT SCHEME TO REAR OF POND HOUSE



Enclosure constructed of high-quality double skinned and well finished timber. Its durability should give it a lifespan of at least 20 years. The enclosures will ensure other users of the garden area will respect the privacy of ground floor residents.