

RETROSPECTIVE CONDITIONS STATEMENT

Application No 152100 – Land at 53 Westwood Glen, Tilehurst, RG31 5NW, Development carried out by Berkshire Brickwork (BB)

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

BB confirm the development start date was 3/11/2016

2. This permission relates only to the following plans and drawings received 24th November 2015:

Site Plan, Block Plan and Elevation Plans No.02

Proposed Floor Plans No.04

Block and Landscaping Plan No.Con 02

Section Details Plan No.05

Reason: to ensure the completion of the development in accordance with the approved plans and details.

BB Confirm that approved plans were adhered to

3. The materials to be used in the construction of the external surfaces of this development hereby permitted shall match those of the existing dwelling.

Reason: To ensure that the new development appears in keeping with the existing building.

Adopted Core Strategy 2008:

CS7 – Design and Public Realm

LDF Sites and Detailed Policies Document (2012) policies: DM9 - House Extensions and Ancillary Accommodation

BB Confirm that the samples submitted were approved – Bricwork is Chalmer Red; Roff tiles are Marley acme double camber in burnt orange

4. Landscaping

Prior to occupation, landscaping in accordance with Block & Landscape Plan CON 02, dated February 2015 shall be implemented. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the

development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Reading's Core Strategy Policy CS36 and paragraphs 1, 99 and 109 of the NPPF.

BB confirm that landscaping was carried out in accordance with the approved plans

5. No dwelling shall be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

BB confirm that parking has been provided as approved plan shows

6. No dwelling shall be occupied until the access has been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

BB confirm that access has been provided as approved plan shows

7. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

(A) The parking of vehicles and site operatives and visitors – to be shown on a Plan not less than 1.500.

(B) Loading and unloading of plant and materials used in constructing the development – Areas to be shown on a plan not less than 1.500

(C) Storage of plant and materials used in constructing the development – Areas to be shown on a plan not less than 1.500

(D) The erection and maintenance of security hoarding / scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

(G) Footpath Closures /Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

BB confirm that CMS was submitted and approved for 2104 permission and that it was complied with during construction

8. Control of Noise and Dust – CMS to be submitted

No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site.

BB confirm that CMS was submitted and approved for 2104 permission and that it was complied with during construction

9. Hours of Working – construction and demolition phase

The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents.

BB confirm that working hours were complied with during construction

10. Bonfires

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008

BB confirm that no bonfires were used during construction