



Reading
Borough Council

Working better with you

Mr David Hale
Via email only:
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13 June 2019

Your contact is: Ms Ethne Humphreys, Planning

Dear Mr David Hale,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171510

Application type: Approval of Conditions

Address: Land to Rear of 26 Woods Road, Reading

Proposal: Discharge of conditions 3 (floor and ridge levels), 4 (materials) 7, (CMS) and 8 (landscaping) of planning permission 170460 (part retrospective)

I refer to the above application to discharge planning permission conditions 3, 4, 7 and 8 and respond as follows:

Conditions 3, 4, 7 and 8 were pre-commencement conditions. As the development has been completed for some time, I cannot formally discharge these planning conditions. However, I can provide commentary below on the suitability of the submissions which have been made.

Condition 3 (floor and ridge levels)

The finished floor levels are 900 mm above the kerb in the road adjacent to the boundary fence to the South East of the site as detailed in the email dated and received 9th March 2018. The levels taken from existing ground levels are:

GROUND FLOOR - 150 MM.
1ST FLOOR - 2775 MM.
LOWER ROOF RIDGE - 6000 MM.
UPPER ROOF RIDGE - 7200 MM.

The floor and ridge levels, as shown on the following:

- Roof and GF Heights Dwg No. WR 04 and dated 27/03/2017

Received 9th March 2018

are considered to be acceptable.

Condition 4 (materials)

The following materials:

- Bricks: LBC Heathers
- Tiles: Brown Foricrete Gemini Interlocking Tiles

are considered acceptable.

Condition 7 (CMS)

A statement purporting to be a construction method statement, titled 'Construction Specification and Mode of Construction' was submitted 21/09/2017. However, this did not cover any of the pre- commencement criteria required under the condition, nor did it include a construction management plan as required. Accordingly, this document was not considered acceptable. Nevertheless, it is acknowledged that the construction period for the development has now ceased and that the development has been completed. I can confirm that in relation to this condition, no matters of enforcement are considered to arise.

Condition 8 (landscaping)

Whilst the dwellings have been constructed for some time, landscaping details have been submitted for completeness.

The following documents:

- Landscaping/Planting Dwg No.LR 35R and dated and received 15/05/2019 and;
And the hedge planting specification details incorporated in the email titled 'Planting Woods Road'

Received 05/06/2019 at 11:21

Are acceptable and the landscaping shall be undertaken as per the above documents unless otherwise agreed in writing with the LPA.

The above details are considered to be acceptable. However, as you are aware, the confirmation in this letter cannot be taken that the conditions are discharged, as the approved dwellings were constructed before the conditions were sought to be discharged (as per the wording of the conditions). In this instance, and providing that the details above are undertaken strictly in accordance with the details approved in this letter within 3 months of the date of this letter, I can confirm that this will be satisfactory and the Council will not pursue enforcement action on this matter.

I trust that this letter is suitable for your purposes. Should you have any further queries, please do not hesitate to contact me on the above number.

Yours sincerely

Miss Ethne Humphreys

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/>