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Our Ref: 171459

Your Ref: PP-06329381

Direct: ☎ 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

17 September 2018

Your contact is: **Steve Vigar, Planning**

Dear Mr Rice,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171459

Application type: Approval of Conditions

Address: 57 Foxhays Road Reading RG2 8NA

Proposal: Application for approval of details reserved by conditions 3,4,5 and 6 of permission 162007.

I refer to your Approval of Conditions application as described above. Please accept my apologies for the delayed response.

Condition 3 - Materials

The following materials are **approved** pursuant to Condition 3:

Main Walls - Monocouche through coloured render - off white.

Main Roof - Interlocking tiles to match existing - Marley Ludlow Antique Brown

Porch and Bay Wall - LBC Chiltern Brick

Porch and Bay Roof - Clay Plain Tiles to match existing - Rustic Brown 'heather'

Bi-fold doors - White composite

Windows - uPVC casement

Condition 4 - CMS

The submitted details received 23 August 2017 are **approved** pursuant to Condition 4.

Condition 5 - Arboricultural Method Statement and Tree Protection Plan

The AMS and TPP received 2 October 2017 are **approved** pursuant to Condition 5.

Condition 6 - Landscaping

The Landscaping details shown on drawing 234-02-30 rev. P2 received 2 October 2017 are **approved** pursuant to Condition 6.

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

SDV

Steve Vigar

Principal Planning Officer

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 www.planningportal.gov.uk/pcs.

