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Our Ref: 181482, 181483, 181484, 181485

Your Ref: IP/ST061/33/BK136725

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31 August 2018

Your contact is: Julie Williams, Planning

Dear Ms Pendrigh,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181482; 181483; 181484; 181485

Application type: Approval of Conditions

Addresses: Land at rear of 43 Garnet St; 46 and 54 Lower Field Road Reading RG1 6AR

Proposal: Confirmation that all conditions under approved planning applications have been discharged.

Current Address: Opal Court & Ruby Court, Lower Field Road, Reading RG1 6BW

I refer to your applications as listed and described above. While you have enquired about the outcome of 4 planning applications it can be confirmed that only one application was implemented.

Application 89/01220/OA was an outline planning application for the erection of 6 two bedroom town houses and 5 one bedroom flats. Outline permission was granted on 23/11/89 but the permission lapsed on 23/11/92.

Application 92/00681/OA was a new outline planning application to renew the outline planning permission 89/1220/OA for the erection of 6 one bedroom houses and Five one bedroom Flats. Outline permission was granted on 19/11/92 and that lapsed on 19/11/95 with no reserved matters applications submitted.

Application 91/00524/FD was a full planning application for the erection of one 2-bed 3 person flat and ten 2-bed 3 persons apartment block, site access, car parking, footpaths and associated hard and soft landscaping. It was granted planning permission on 30/8/91 but was never implemented.

Application 93/00444/FD was a full planning application for residential development of nine houses (amended scheme). The amended layout sought to overcome difficulties identified with the topography and stability of the site. It was granted planning permission on 29/7/93. This was the only planning permission that was implemented and resulted in the development of Ruby Court and Opal Court.

Therefore the only conditions relevant to your enquiry are those attached to planning permission 93/00444/FD.

I have compiled the following table. In many instances the conditions either no longer apply or are no longer enforceable as the site is completed and has been occupied for many years without complaint or enforcement investigation.

Application 93/00444/FD - Granted 29 July 1993

CONDITION	NOTES	DISCHARGED or no longer enforceable
1 - TIME	Works commenced on site within 5 years	YES - began September 1993
2 - PLANS	Works carried out in accordance with approved plans	YES - Yes agreed changes to parking accepted.
3 - ACCESS ROUTE TO SITE	There are no records of this information being approved but the site has been completed for over 10 years.	no longer enforceable as site completed and occupied for many years without complaint or enforcement investigation
4 - VEHICLE ACCESS CONSTRUCTED	Access was provided	YES
5 - PARKING AND STORAGE DURING CONSTRUCTION	Facilities provided	YES
6 - DEALING WITH CONSTRUCTION DEBRIS	Methods used	YES
7 - SITE HOARDING	Site was secured	YES
8 - ACCESSIBLE DWELLINGS	Agreement reached to deal with sloping site	YES
9 - PAVEMENT KEPT CLEAR DURING CONSTRUCTION	site completed for many years without complaint or enforcement investigation	YES
10 - PARKING FOR RESIDENTS	site completed for many years without complaint or enforcement investigation	YES
11 - MATERIALS APPROVED	Details submitted 10/8/1993 and approved 27/8/1993	YES
12 - LANDSCAPING TO BE APPROVED	Details submitted 14/2/1994 and generally approved 25/2/1994 with only small details still to be sorted	YES
13 - REPLACEMENT OF ANY LOST TREES	Standard maintenance condition	YES
14 - CONSTRUCTION HOURS	site completed for many years without complaint or enforcement investigation	YES
15 - NOTIFICATION OF WORK STARTING	No record of such notification but site completed for many years without complaint or enforcement investigation	YES

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely,



Julie Williams
Area Planning Manager