

Mr Timothy Edwards
140 Kidmore End Road
Emmer Green
Reading
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Via email only:
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5th January 2018

Your contact is: Ethne Humphreys, Planning & Building Control

Dear Mr Edwards,

Application for confirmation that conditions 3 (Materials), 6 (CMS) and 9 (Landscaping) of planning permission ref. 171252/HOU has been discharged

At: 140 Kidmore End Road, Emmer Green, Reading

I write with regards to conditions 3 (Materials), 6 (CMS) and 9 (Landscaping) of planning permission ref. 171252/FUL.

Condition 3 (Materials)

The following materials are hereby **approved** pursuant to condition No.3 of planning permission 171252:

- Brick Plinth: Fonterra Autumn Multi Glow
- Render: Monocouche TXF Ivory Render

-Roof Tiles: Marley Eternit Single Camber Heather Sandfaced Roof Tiles

-Window Frames, Soffits, Eaves and Guttering: Aluminum RAL7015 Grey Slate

Received 1st November 2017

It is considered that the submitted samples demonstrate that the external surfaces of the building will be finished in a manner appropriate to the style of the new property and the character of the surrounding area.

Condition 6 (CMS)

The Council's Highways Officer has confirmed that information provided is acceptable and the following plans and documents are hereby approved:

-Construction Method Statement

Received 1st November 2017

-Landscape Plan 305-205 Rev B (Construction Method Statement Site Plan)

Received 11th December 2017

The applicant is advised that should any road closures be required, the requirements of Section 8 of the Council's adopted Guidance Notes for Activities on the Public Highway must be adhered to.

Condition 9 (Landscaping)

The Council's Tree Officer originally requested more information with regards the tree pits, apple trees and sewer. However, the Tree Officer subsequently commented that given the space available, the proposed planting would be acceptable and that a tree pit specification would not be necessary.

The foul water drain is situated directly below the row of apple trees running along the northern boundary. The applicant is advised that this may affect the suitability of the area for planting as 1) around 600mm soil above the sewer will be required to provide sufficient soil volume for good establishment and 2) if the sewer pipe is jointed within this stretch, future root growth may gain entry and the proliferation of fine roots has the potential to block the drains which may lead to the roots' removal. The Council's Tree Officer has commented that these are advisory comments, to prevent future problems relating to tree roots. It is further commented that due to the limited space, they would be likely to interact even if the sewer route was moved along the drive. You are advised that the best way to reduce the ingress of roots is a sealed, joint-less pipe.

The Council's Tree Officer has recommended discharging the above condition and accordingly the following plans and documents are hereby approved:

- Hard and Soft Landscaping Features Specification Sheet
- Landscape Plan 305-205 Rev B (Proposed Utilities and Services Plan)
- Landscape Plan 305-205 Rev B (To Be Hard and Soft Landscaping)

Received 1st November 2017

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

You are advised that Condition 10 (Bat Licence) of planning permission 171252 still needs to be discharged before commencement of works (including demolition).

I trust the above is satisfactory, however, please contact me should you have any queries.

Yours sincerely,

Ethne Humphreys

Ethne Humphreys

Planning Officer (North/Central Area)