

Bidwells
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W1S 3AN

Giorgio Framallicco
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Our Ref: 171548

Your Ref: PP-06353137

Direct ☎: 0118 9372023

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6 November 2017

Your contact is: Susanna Bedford, Planning

Dear Bidwells,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171548

Application type: Approval of Conditions

Address: 132-138 Caversham Road Reading RG1 8AY

Proposal: Application for approval of details reserved by conditions 5,7 and 13. (170366)

I refer to your application as described above.

Condition 4 - Flood Management Plan: The document 'Flood Management Plan Issue 2' produced by Fairhurst dated 05.09.2017, received by the Local Planning Authority on 19.09.2017. This is considered to be acceptable and the document should be located within the main reception and individual rooms.

Condition 5 - Materials: The following details received 6.09.2017 as shown on the plans below are considered to be acceptable.

4132-P-205 Proposed front and rear elevations, 4132-P-206 Proposed North -west and No 4 elevation and 4132-P-225 Plant screen construction details.

Condition 7 - Replacement windows: the following details received 6.09.2017 as shown on the plans below are considered to be acceptable.

4132-P-220 Flank elevation windows

Condition 13 - Cycle Storage the following details received 6.09.2017 as shown on the plans below are considered to be acceptable.

4132-P-202 Proposed Ground Floor, 4132-P-205 Proposed front and rear elevations, 4132-P-226 Pergola details - Covered parking

Please note Condition 14 requiring the submission and approval of a Construction Method Statement is also required prior to commencement of development.

Details in relation to conditions 9,10,11,12 and 15 are required prior to occupation of the development; with the car park management plan details to be considered in consultation with Ward Members.

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 by email or the direct line as above.

Yours sincerely

Susanna Bedford

Susanna Bedford
Principal Planning Officer