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27 October 2017

Your contact
is:

Richard Eatough, Planning

Dear Mr. Mather,

Planning reference 171150/APPCON
Application to discharge planning conditions
Land adjacent to 28 Venetia Close (rear of 49 Kiln Road), Caversham, Reading

I refer to the above application to discharge the relevant planning conditions associated with the appeal approval 141882 and the subsequent Reserved Matters approval 170120 and respond as follows:

141882/OUT:

Condition 5 (Construction Method Statement):

You have submitted the document entitled, 'Land to the side of 28 Venetia Close, Reading RG4 8UG, Reading: Construction Method Statement' on 4 August 2016. There is no document reference, but the file reference is 290 CMS (2). Latterly, this document has been supplemented by the Construction Management Plan 290-02-12 t2, dated September 2017. These submissions are suitable for the purposes of the condition.

Whilst the CMS is now acceptable, the condition cannot be formally discharged, because development has taken place ahead of formal approval by the Local Planning Authority.

Please note that Condition 6 places restrictions on the construction hours and any breaches of this may be liable to Planning Enforcement action or referred to the Council's Environmental Protection Team.

Condition 9 (Boundary treatment)

You have confirmed via email 15/8/17) that a new 1.8m high close-boarded timber fence shall be constructed on the boundary with No.28 that will be either at ground level or

above the level of the existing dwarf brick wall which currently exists. Boundary treatments elsewhere are to be 1.8m high close-board timber fencing (as existing) retained, or repaired to be same as existing.

The above confirmations are acceptable. However, the condition cannot be formally discharged, because development has taken place ahead of formal approval by the Local Planning Authority.

170120/REM:

Condition 2 (materials)

You have confirmed the following external materials will be used:

Bricks: The Bespoke Brick Co. 'London Smoked Yellow'

Render: K-Rend Silicon FT through-colour render, colour: Pewter Grey

Wooden cladding: Supplier IWood Timber Ltd.: tongue and groove (IWC4 style), Western Red Cedar, untreated.

Fascias, soffits and verge-boards: treated timber, colour: RAL 7016 Anthracite Grey

Rainwater goods: PPC aluminium, RAL 7016 Anthracite Grey

Roof tiles: Redland '50 Double Roman' brown, granular

Windows/door ppc Aluminium, double-glazed, colour: RAL 7016 Anthracite Grey

The above materials are acceptable. However, the condition cannot be formally discharged, because development has taken place ahead of formal approval by the Local Planning Authority.

Condition 3 (Hard and soft landscaping scheme)

Condition 3a:

You have submitted the plan entitled, 'Proposed Landscape Plan' which shows a suitable layout.

Whilst this is approved (and given the works which have taken place ahead of the approval of these details) the Council's Planning (Natural Environment) Officer, Sarah Hanson has asked for the following advisories to be included within this letter:

- For the installation of services into the site, the existing no-dig driveway will have to be removed and the ground required for working space suitably protected. Services are to be installed in accordance with NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG 4) and the no dig-driveway re-installed in accordance with manufacturers guidelines and the approved Arboricultural Method Statement
- Tree stakes should be no more than one third of the height of the tree, should be regularly checked and should be removed following establishment (normally after 2-3 growing seasons)

- The applicant is reminded of the requirements of Condition 5 of 170120/REM, i.e. that replacement planting is requirement for any planting that dies within 3 years. As such, an appropriate watering schedule should be implemented for all planting. In relation to the new tree (10-12cm girth *Betula pubescens*), as a guide, approx 20-25 litres of water will be required on a weekly basis during the first 2 growing seasons (April-October) following planting; the amount increased or decreased in the event of persistent hot/dry weather or wet weather respectively.

I would strongly suggest that if you have any remaining queries regarding the landscaping details above, you direct these to Sarah Hanson in the first instance.

The above details are acceptable, but again, as development had already commenced, the condition cannot be discharged.

It should be noted on record here that following the approval of the Reserved Matters application (170120/REM) on 31/3/17, this application to discharge planning conditions was not made (i.e. validated) until 13/7/17, with a target date of 7/9/17. However, on 31/7/2017 a neighbour confirms that trenches for footings appear to have commenced. This appears to be the date of implementation of the development. Yourself and your client's contractors were warned on many occasions, both in writing and on site, to halt works until the necessary approvals were achieved, but chose not to.

In any event, I trust that this letter is suitable for your purposes, but if you have any queries, please contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Richard Eatough', with a stylized flourish at the end.

Richard Eatough
Principal Planning Officer (North/Central)

cc. Sarah Hanson, RBC Planning Natural Environment Team