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Our Ref: 170009

Your Ref: PP-05731745

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22 February 2017

Your contact is: Julie Williams, Planning

Dear Mr Taheem,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 170009

Application type: Approval of Conditions

Address: 69 Northumberland Avenue Reading RG2 7PS

Proposal: Discharge of conditions 6 and 7 of planning permission 152275.

I refer to your application as described above.

Condition 6 - Construction Methods Statement

An amended CMS that sets out delivery times and work times (that acknowledge the nearby school) and makes clear the parking arrangements for contractors and on site storage of plant and materials was submitted on 22 February 2017. This has been considered by transport colleagues who confirmed that the content was now acceptable. **Subject to compliance with the good intentions of the CMS throughout the construction process this condition will be met.**

Landscape colleagues have added, in respect of the CMS, that areas for storage are not where planting is proposed and are therefore acceptable. It would be beneficial for the planting areas to be protected with ground protection to avoid compaction and contamination, i.e. so that they are suitable for future planting.

Condition 7 - Boundary Treatment

The following information has been provided:

Drawing 69NA.PC.201 block plan with different boundary treatments annotated by key.

Drawing 69NA.PC.202 boundary to Newcastle Road and 67 Northumberland Ave - shows a 1 metre high wall and gates from the corner with Northumberland Ave to the new house where the wall is 0.7 metres high with 0.3 metal railings above. 2 metre high close boarded timber fence along boundary with 67 Northumberland Ave.

Drawings 69NA.PC.203 boundary to no.5 Newcastle Road and retaining wall and boundary between new house and converted shop unit - shows a 2 metre high close boarded timber fence along boundary

with no.5 Newcastle Road and a brick retaining wall between the house and parking area for the converted shop.

Sectional drawings on Drawing 69NA.PC.202 and detailed drawing 1612/1/10 show how the retaining wall will be 2 metres high when seen from the house and about 1 metre high when seen from the flats.

These proposed boundary treatments are considered to be of a good quality and will serve to provide privacy for new occupants and existing neighbours while presenting an acceptable appearance for the street. **Subject to the approved boundary treatments being provided before any of the approved dwellings are occupied the terms of this condition will be met.**

Given your information about the possible phasing of the development I hope that the above requirement for the boundary treatment to go in before *any* dwelling is occupied is still acceptable. I can see that if work is not completed on the western end of the site but the new house is ready there will need to be secure fencing retained for the part of the site still under construction. Therefore I am prepared to consider an amendment to the implementation of part of the new boundary should the need arise.

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.

Yours sincerely

A handwritten signature in cursive script that reads "Julie Williams". The signature is written in dark ink on a white background.

Julie Williams
Area Planning Manager