

Ms Katherine Lewis
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RG31 5AA

Giorgio Framalicco
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Our Ref: 162293

Your Ref:

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19 January 2017

Your contact is: Julie Williams, Planning

Dear Ms Lewis,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 162293

Application type: Approval of Conditions

Address: 1c Victoria Road Tilehurst Reading RG31 5AA

Proposal: Discharge of planning conditions 5,10,11,12,14,16 & 17 of planning permission 10-01350-FUL

I refer to your application as described above. The following provides you with a complete record on the planning conditions.

Condition 1:

Development to commence within 3 years - condition met.

Condition 2:

Development to be carried out in accordance with the approved plans - condition met.

Condition 3:

Permitted Development rights removed to prevent additional windows being installed. This condition will apply indefinitely unless an application is made and planning permission is granted for additional windows.

Condition 4:

Permitted Development rights removed to prevent additions or extensions. This condition will apply indefinitely unless an application is made and planning permission is granted for additional accommodation.

Condition 5:

The materials as approved by application 110354/APC (old reference 11/00718) were:

Bricks - Hanson Atherstone Red Stock;

Roof finish: Cembrit Blunn Fibre Cement Slate - Jutland

It can be confirmed from site visits that the development has been completed using the approved materials (or very similar in appearance) and the requirements of this condition have been met.

Condition 6:

Access to be constructed before house occupied. Access provided so condition met.

Condition 7:

Parking spaces to be provided before house occupied. Spaces provided so condition met.

Condition 8:

Garage retained for domestic parking use. This condition will apply indefinitely unless an application is made and planning permission is granted for any alternative use.

Condition 9:

Hours of work during development. No complaints received so presumably met.

Condition 10:

The Construction Method Statement received 29 November 2011 was reviewed and considered acceptable. The development has been completed in accordance with the approved methods and the requirements of the condition have been met.

Condition 11:

The Contaminated Land Risk Assessment: Desk Top Study and Appendices A1, B1, B2, B3, B4 and B5(1) received 24 October 2011 were reviewed and considered acceptable. The development has been completed and apparently no contamination has been during the course of development; with the completion of the development the requirements of the condition have been met.

Condition 12:

The landscaping details as shown on drawings Planting Plan for New Build at 1B Victoria Road RG31 5AA - Pages 1 and Page 2 and as outlined in your letter received 20 June 2011 were reviewed and considered acceptable. This condition also required the development to be completed in accordance with the approved details. It is apparent that some slight deviation from what was approved in 2011 has been carried out or is now proposed. Amended Plans and details were provided on 13 January 2017 (Fgarden1CVictoriaRd2017) and the proposed landscaping has been found to be acceptable and the requirements of the condition have been met.

Condition 13:

Landscaping to be carried out as approved. The site has been partially planted up as now approved and once the landscaping works are finalised this condition will be met.

Condition 14:

The boundary treatment as shown on drawing Garden Plan - Services and letter received 20 June 2011 was reviewed and considered acceptable. In an email sent on 13 January 2017 it has been confirmed what the current installed boundary treatment is awaiting completion pending input from the neighbouring property. The boundary treatment provided so far is acceptable and on completion this condition will be met.

Condition 15:

This requires the window(s) at first floor level in the Side (South West) elevation to be fitted with obscure glass before the dwelling is occupied. This condition appears to have been met.

Condition 16:

The Interim Certificate for the Code for Sustainable Homes received 5 January 2012 has been reviewed and is considered acceptable. The development should be completed in accordance with the aforementioned details and a Final Code Certificate should be submitted prior to occupation. Now the property is occupied you have provided a Certificate signed and dated 22.11.2016 by an appropriately qualified professional to confirm that the remaining relevant parts of the Code for Sustainable Homes (Sur 1) have been carried met so this condition is now fully discharged.

Condition 17:

The surface water disposal method as outlined in your letter received 20 June 2011 has been reviewed and considered acceptable. According to documents submitted the development has been completed in accordance with the aforementioned details so the condition has been discharged.

Notwithstanding that a couple of conditions (landscape and boundary treatment) still require minor works I can satisfied that it can be confirmed that all relevant conditions have been met.

I hope that all of the above complies with your records and that it provides you with the information you were seeking.

Yours sincerely

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

Julie Williams
Area Planning Manager