

Mr Steve Bratby
Via email only
steve@vjsprojects.co.uk

Emma Gee
Acting Executive Director Economic Growth
and Neighbourhood Services

Civic Centre, Reading, RG1 7AE

☐ 0118 9374085

Our Ref: 231667

e-mail: ethne.humphreys@reading.gov.uk

28th June 2024

Your contact is: Ms Ethne Humphreys, Planning

Dear Mr Bratby,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 231667

Application type: Approval of Conditions

Address: 125 Highgrove Street, Reading

Proposal: Application for approval of details reserved by condition 7 (Hard and Soft Landscaping) of application 171477

I refer to the above application to discharge condition 7 (Hard and Soft Landscaping) of planning permission 171477 and respond as follows:

Condition 7 (Hard and Soft Landscaping)

The submission has failed to demonstrate that it will ensure that the landscaping of the development enhances the visual local environment in accordance with Policies CC7 and EN3 of the Reading Borough Local Plan 2019 and the following details are therefore REFUSED:

Landscape Plan 1079-203 Rev F

Landscape Management Plan VJS/1079/LMP March 2024 Rev A

Received 27th March 2024

You have been provided with comments from the Council's Natural Environment officer which set out the issues and I emailed you to get more information/updates (18th April 2024, 8th May 2024, 16th May 2024, 31st May and 26th June) but no reply has been provided and matters have not been addressed. It is therefore reasonable for the decision in this case to be to confirm that the condition remains unmet.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ms Ethne Humphreys
Principal Planning Officer