

TONY HOLT DESIGN.

PLANNING CONDITIONS

Site Address: 305 Peppard Road, Reading. RG4 8TQ

REV: 03/07/2024

TONY HOLT DESIGN.

Bespoke Property Designer

Bournemouth:

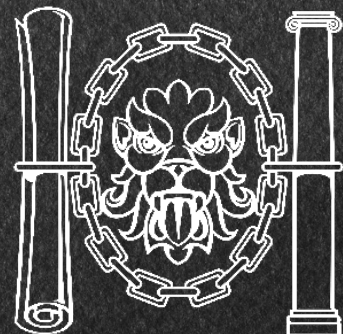
01202 049049

Email:

office@tonyholt.design

Website:

www.tonyholt.design



**Chartered Institute of
Architectural Technologists**
Registered Practice

LPA Reference Number: 210321

PLANNING CONIDITIONS

The applicants Mr Darren & Martha Northway recently obtained planning for “Demolition of the existing dwelling and garage and erection of new dwelling and garage” with the following conditions to discharge placed on the decision.

CONDITIONS TO DISCHARGE

2. No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority
REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.
5. No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a ‘design stage’ Standard Assessment Procedure (SAP), produced by an accredited energy assessor.
REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.
6. No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been

TONY HOLT DESIGN.

Bespoke Property Designer
12 Station Road, Parkstone, Poole. BH14 8UB

Bournemouth: 01202 049049
Email: office@tonyholt.design
Website: www.tonyholt.design

approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

7. No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
 - b) Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
 - c) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
 - d) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
 - e) routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

8. No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

03/07/2024

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- g) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- h) Provisions to be made for the control of noise coming from the site during demolition and construction;
- i) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
- j) The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

9. Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks built into or attached to the new buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 180 of the NPPF.

EXTERNAL MATERIALS –CONDITION 2

FLAT ROOF

Product: Sika Single ply membrane with parapet walls and hidden gutters



TIMBER CLADDING

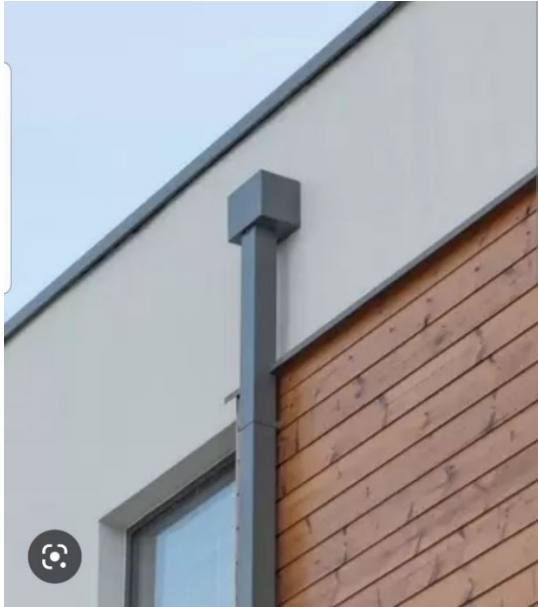
Product: Natural Timber Larch



GUTTERING

Product: Powder coated aluminium hoppers and downpipes. (Gutters to be hidden behind parapets)

Colour: RAL 7016

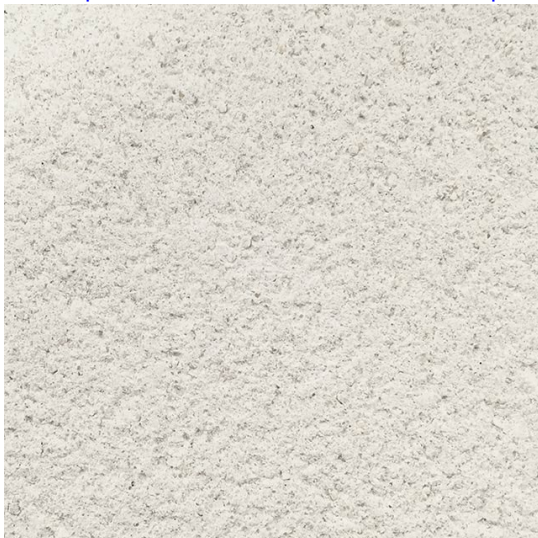


RENDER

Product: Saint Gobain Weber Weberpral MF

Colour: Chalk

Link: <https://www.uk.weber/colour-charts/weberpral-mf>



TONY HOLT DESIGN.

Bespoke Property Designer

12 Station Road, Parkstone, Poole. BH14 8UB

Bournemouth:

01202 049049

Email:

office@tonyholt.design

Website:

www.tonyholt.design

FACING BRICKWORK

Product: Vandersanden

Colour: Bivio

Link: <https://www.vandersanden.com/en-uk/products-and-solutions/bivio>



WINDOWS

Product: Powder coated Aluminium Frames

Colour: RAL: 7016

Link: <https://www.odcglass.co.uk/products/windows/casement-windows/>



TONY HOLT DESIGN.

Bespoke Property Designer

12 Station Road, Parkstone, Poole. BH14 8UB

Bournemouth:

01202 049049

Email:

office@tonyholt.design

Website:

www.tonyholt.design

GARAGE DOOR

Product: Sectional Garage Door. To match window frame colour.



REAR PATIO

Product: <https://www.stonesuperstore.co.uk/luxor-silver-porcelain-paving-slabs>



FRONT DRIVEWAY

TO REMAIN AS EXISTING

TONY HOLT DESIGN.

Bespoke Property Designer

12 Station Road, Parkstone, Poole. BH14 8UB

Bournemouth:

01202 049049

Email:

office@tonyholt.design

Website:

www.tonyholt.design

ENERGY –CONDITION 5

See attached SAP calcs showing compliance with condition 5.

TREE PROTECTION –CONDITION 6

See attached Tree report including method statement.

A method statement was included in the original submission. the following information was advised as being required from our Natural Environment Officer concerning this application, which you can provide in order to discharge the condition:

- A method statement detailing the stages and order of installing tree protection measures.
- Specification of tree protection measures.

In the original submission Section 7 of the report covers the specification of the fencing to be erected as well as Appendix C. To confirm the protective fencing will be erected prior to any plant/welfare facilities arriving on site and/or commencement of any works. The fencing will remain in place for the duration of the construction.

In order to erect the new boundary fence to the north boundary the client will be carrying out maintenance to the existing neighbouring hedge so that any overhanging branches to their boundary are trimmed back as they do with their current maintenance to the boundary hedge. Once trimmed back to their boundary line, the new fence will be erected with post holes dug by hand. The fence posts will then be fixed in place and the fence panels fixed to the posts. Hedgehog holes will be created along the boundary fence.

HARD & SOFT LANDSCAPING –CONDITION 7

See attached Site Plan.

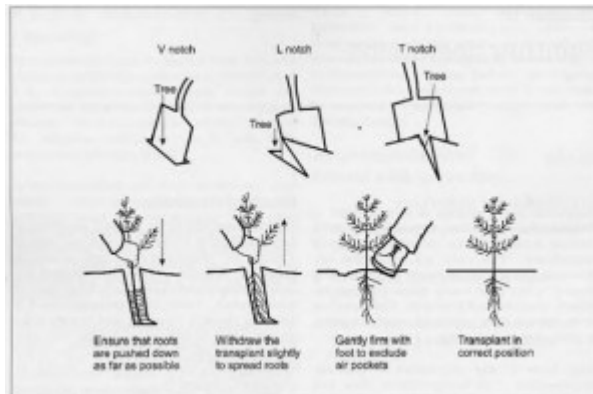
A proposed site plan was submitted as part of the original application including levels. This plan has been updated to include further details.

- a) Site plan shows existing and proposed levels. No change to ground contours are proposed. The existing access is to remain. Car parking spaces shown on plan. Additional parking within garage as well.
- b) See key on site plan and condition 2 materials.
- c) The newly planted hedges in front of the fence are now specified along with the newly planted trees at the front left of the entrance.

The new hedges will be planted as a single brush hedge – hedging whips planted in a single line with approximately 3 plants per metre.

03/07/2024

Ideally whips need to be bare rootstock with plants anywhere between 30-60cm so they can be slot planted (see below). Once the whips have been planted, they will need to have guards and canes to protect them from wildlife. If guards are not used, then stock fencing will need to be placed around the young hedge until it is established.



(source: Greensideup.ie)

Assuming the current ground is in good fertile condition, it should not need to be prepared. The whips can be planted, as mentioned above, and that should suffice. There would be no further need for fertilising, mulching or similar. Once the hedge has been planted, water the whips initially, to get them started (regardless of how saturated the ground might be!) However, if the weather looks like it might be hot, or warm, for a prolonged period, the hedge will need to be watered periodically in order to prevent stress.

There is a chance that a whip(s) might fail and die – this is perfectly normal. Annoying as it might be, they should be replaced within the winter (planting months – Oct-March or depending on the weather) – please do not remove until you have a replacement. This needs to be done for the first 5 years, replacing dead whips, variety for variety.

New Trees to be planted:

1no. Crab Apple (*Malus Sylvestris*) – Bare Root of standard size (8-10cm girth and 2.75-3m tall).

1no, Silver Birch (*Betula Pendula*) - Bare Root of standard size (8-10cm girth and 2.75-3m tall).

1no. Rowan (*Sorbus Aucuparia*) - Bare Root of standard size (8-10cm girth and 2.75-3m tall).

To give new trees the best possible start and the greatest chances of survival, there are a number of key considerations.

Pre-planting care

Many bare-root trees are already dead when planted. This is often because of careless handling between the time they are lifted from the nursery and final planting-out. Unfortunately, these trees are not easy to identify before planting and the first sign of a problem may be when they fail to grow

It is essential to ensure that:

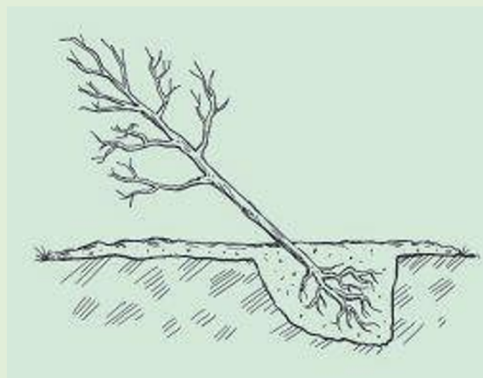
- bare-root trees are delivered with their roots wrapped in plastic
- if not planted immediately, bare-root trees are removed from the bags and heeled-in, see diagram (for 24 hours or less, bags of trees may be stored in a cool shady position out of the wind)
- as much short fibrous root is kept on the trees as possible
- trees are safeguarded from damage, such as broken stem tops and bark stripped from stem or roots
- trees are stored only where there is free drainage, so that they do not stand in waterlogged conditions
- roots are protected from heat.
- Ideally, trees should be lifted, transported and replanted without interruption.

However, they may need to be stored before planting and the best way to store bare-root trees is by heeling-in.

Heeling-in

Dig a trench in good fresh moist soil which will not dry out or become waterlogged. Cultivated nursery ground is ideal, provided it is shaded. Dig the trench with a sloping back, deep enough for the tree roots to be completely covered.

Trees in bundles should be separated and spaced along the trench, otherwise those in the centre may dry or – in the case of evergreens – heat up. Putting a marker stick every 50 or 100 trees saves counting later. Place the trees with their roots completely in the trench but with their tops out. Cover the roots with soil and firm it lightly by treading.



Preparing the ground

Before trees are planted, the ground may need some preparation, particularly in urban areas where soil compaction is often a problem. Compaction can happen on brownfield sites, on land where there is a plough pan (an area of the ground compacted by frequent ploughing) and on new development sites (see section 6, Trees – threats and challenges). In severe cases it stops the tree roots from establishing, so the trees fail to grow well and may eventually die. If the planting site suffers from soil compaction then ideally the area should be subsoiled. This is a process that loosens the soil and breaks up the compaction or plough pan. It is usually done with a mechanical digger. If subsoiling is not practical, a solution can be to plant in large planting pits where material has been introduced to improve drainage and add nutrients.

Planting the Tree

Although labour-intensive, pit planting is the best method for large trees because it ensures plenty of room for the roots. It is essential for trees over 90cm (3ft) tall. It is also worthwhile when planting only a few trees or where failures would be expensive or difficult to replace.

Pit planting



In good soil, dig a hole big enough for all the roots to spread out. In poor soil, dig a hole wider and deeper than needed for the roots, and partly refill. Consider adding a soil improver.



Break up compacted soil to improve drainage and aerate the roots.



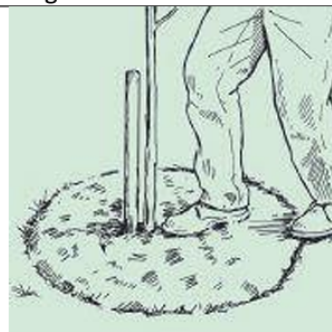
Gently tease out the roots that have wound around the inside of the pot.



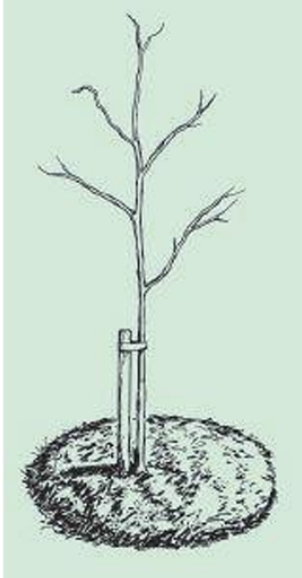
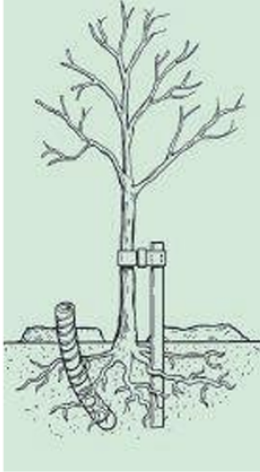
Use a stake if the tree is over 1.5m (5ft). Drive the stake into the bottom of the pit and then place the tree on the downwind side. Stakes should not be more than a third of the height of the tree.



Keep the top of the rootball level with the



Backfill and gently shake the tree up and

soil surface.	down to ensure a good contact between root and soil. Once the roots are covered continue treading more firmly until the hole is over-filled, leaving the soil slightly above the surrounding ground. Treading in is most important when pit planting. Many failures are due to lack of firming. In heavy soils, do not firm so much that the soil becomes compacted. Water the tree. Drench the soil with at least five litres of water. The amount will depend on the size of the tree being planted.
 Clear grass and weeds for an area of approximately 1m (3ft) diameter around the tree, and apply a layer of mulch. For more information about mulches and how to apply see section 5, Managing and caring for trees.	 Watering tubes Whether to use a watering tube will depend on the situation Heavy standards planted into pavements are often planted with a watering tube to make it easier to get large quantities of water to the roots. However, this may encourage roots to stay within the planting pit and not grow into the surrounding ground.

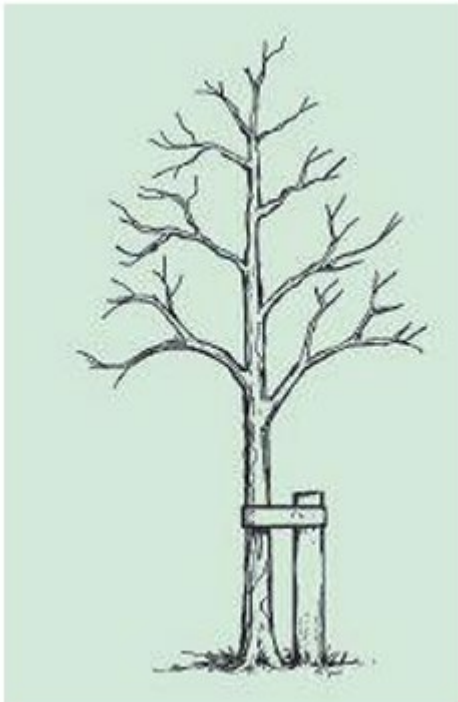
Staking and tying large trees Recommendations for staking trees have changed in recent years. Tying a tree just below the start of the crown using a tall stake is not now recommended. This is because the stem cannot sway, so little increase in stem diameter occurs from crown to base. Swaying in the wind stimulates growth of stem diameter.

03/07/2024

With no stake, the whole tree sways, stimulating maximum diameter growth near the root collar (i.e. the transition from stem to root). Where support is necessary (normally if the tree is more than 1.5m [5ft] tall), stake the tree sufficiently to anchor the rootball in the ground, but allow the stem to sway in the wind. For large trees, two-thirds of the stake should be below ground. It needs to be driven into the base of the pit to make it stable.

Using a single stake

Position the stake first, on the side of the tree facing towards the prevailing wind, to reduce chafing in storms. Position the tree 25 to 50mm (1 to 2in) from the stake.

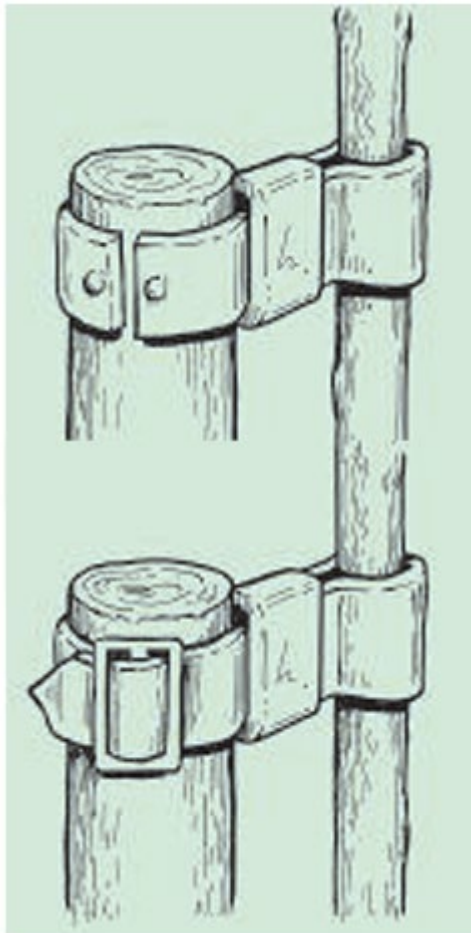


Attaching tree ties with pads

Fix the pad 25mm (1in) from the top of the stake. Thread the belt through and either fasten the buckle or tack as shown to allow adjustment as the tree grows. The right size of pad is important. If it is too small it can split as the tree grows. The belt should form a loop and not be drawn in tightly by the pad. No stake should extend higher than a third of the height of the stem. Use a single flexible tie, to allow movement. Old inner tubes and tights are suitable, though not particularly attractive. A pad between the stake and the tree is always necessary. If trees are well

03/07/2024

tended, roots should have grown enough to anchor them two years after planting, when stakes should be removed. Sometimes it is best simply to cut off the stake at soil level, being careful not to damage the bark. This will avoid disturbing the roots.



d) All planting will be carried out in the first available planting season. (Planting season is October – March).

Maintenance Plan

Watering

- Initial Watering: Water immediately after planting to settle the soil.
- Frequency: Water daily for the first two weeks, then gradually reduce frequency as plants establish.
- (25l / week between months of April – Oct for the first 2 growing seasons if the new trees are Standard size)

TONY HOLT DESIGN.

Bespoke Property Designer

12 Station Road, Parkstone, Poole. BH14 8UB

Bournemouth:

01202 049049

Email:

office@tonyholt.design

Website:

www.tonyholt.design

- Regular Monitoring: Check soil moisture regularly, especially during dry periods.
- Irrigation Adjustments: Adjust irrigation schedules based on seasonal weather patterns.

Mulching

- Application: Apply a 2-4 inch layer of organic mulch around the base of the plants.
- Coverage: Ensure mulch does not touch the plant stems to prevent rot.

Fertilization

- Initial Fertilization: Apply a slow-release, balanced fertilizer (10-10-10) at planting if soil test indicates deficiency.
- Follow-Up Fertilization: Repeat application according to the plant's growth cycle and soil test recommendations.

Weed Control

- Manual Weeding: Perform regular weeding to prevent competition for nutrients and water.
- Herbicides: Use pre-emergent herbicides if necessary, ensuring they are safe for the new plants.

Pest and Disease Management

- Inspection: Regularly inspect plants for signs of pests or disease.
- Control Measures: Apply appropriate integrated pest management (IPM) strategies, including biological controls, organic treatments, or chemical applications as a last resort.
- Any trees that are diseased or die within the first 5 years will be removed and replaced.

Pruning and Training

- Initial Pruning: Prune dead, damaged, or diseased branches.
- Training: Train young plants to develop strong structure and desired form.

Monitoring Growth and Health

- Record Keeping: Maintain records of plant growth, health issues, treatments applied, and environmental conditions.
- Adjustments: Make adjustments to care routines based on plant performance and any issues noted.

- Staking: Check, adjust, retighten stakes routinely and remove the stakes after 3 years if the trees have successfully established.
- e) Underground drainage for surface water and foul is shown on the plan. Both are taken to the rear garden. The existing incoming services (electric and gas) are unknown but given the building is replacing one in an almost identical position it will not require relocation of incoming services.

Given this is a replacement dwelling and the current owners would not require planning to plant flowers etc it is assumed that this level of information is sufficient.

CEMP –CONDITION 8

See attached CEMP report.

BIODIVERSITY ENHANCEMENT –CONDITION 9

See attached site plan showing location of bird boxes and integrated bat box on side of building.

INTEGRATED BAT BOX:

[https://www.nhbs.com/4?q=&hPP=60&idx=titles&p=0&fR\[doc_s\]\[0\]=false&fR\[hide\]\[0\]=false&fR\[live\]\[0\]=true&fR\[shops.id\]\[0\]=4&fR\[subjects_equipment.lv1\]\[0\]=Bat%20Boxes%20%3E%20Integrated%20Bat%20Boxes&qview=161276](https://www.nhbs.com/4?q=&hPP=60&idx=titles&p=0&fR[doc_s][0]=false&fR[hide][0]=false&fR[live][0]=true&fR[shops.id][0]=4&fR[subjects_equipment.lv1][0]=Bat%20Boxes%20%3E%20Integrated%20Bat%20Boxes&qview=161276)

INTEGRATED BIRD BOX:

[https://www.nhbs.com/4?q=&hPP=60&idx=titles&p=0&fR\[doc_s\]\[0\]=false&fR\[hide\]\[0\]=false&fR\[live\]\[0\]=true&fR\[shops.id\]\[0\]=4&fR\[subjects_equipment.lv1\]\[0\]=Bird%20Boxes&qview=173236](https://www.nhbs.com/4?q=&hPP=60&idx=titles&p=0&fR[doc_s][0]=false&fR[hide][0]=false&fR[live][0]=true&fR[shops.id][0]=4&fR[subjects_equipment.lv1][0]=Bird%20Boxes&qview=173236)

Should you need any further information please contact Chris Yeates @ Tony Holt Design on the email/contact number below:

chris@tonyholt.design

01202 049049

TONY HOLT DESIGN.

Bespoke Property Designer

Bournemouth:

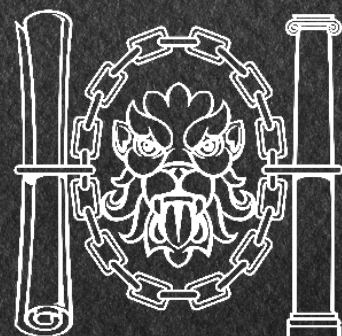
01202 049049

Email:

office@tonyholt.design

Website:

www.tonyholt.design



**Chartered Institute of
Architectural Technologists
Registered Practice**