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Our Ref: 240843

Your Ref: PP-13207454-V1

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18 July 2024

Your contact is: Marcie Rejwerska, Planning

Dear Mr Ashraf,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240843

Application type: Approval of Conditions

Address: 73 Mount Pleasant, Reading, RG1 2TF

Proposal: Discharge of Condition 3 (Refuse and Recycling) and condition 4 (Cycle Storage) relating to the Planning permission 240354.

I refer to your application as described above.

As a reminder, Condition 3 of planning permission 240354 states:

Prior to first occupation of the bedroom hereby permitted, details of refuse recycling arrangements appropriate for the approved number of occupants are to be submitted to and approved in writing by the Local Planning Authority. The approved refuse and recycling arrangements shall be provided in accordance with the approved details prior to first occupation of the bedroom hereby permitted and shall not be used thereafter for any other purpose.

REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CC5 and H8 of the Reading Borough Local Plan 2019.

Condition 4 states:

Prior to first occupation of the bedroom hereby permitted, details of secure, covered and lockable bicycle storage spaces for the approved number of occupants, shall be submitted to the Local Planning Authority for approval in writing. The approved bicycle storage spaces shall be provided in accordance with the approved details prior to first occupation of the bedroom hereby permitted, and shall not be used thereafter for any purpose other than the storage of bicycles.

REASON: To ensure travel by sustainable alternatives to the motor car in accordance with Policy TR1 and TR5 of the Reading Borough Local Plan 2019.

Information submitted:

1930 - PL02. - Sheet - PL13-200c - PROPOSED SECTION 1
1930 - PL02. - Sheet - PL13-001d - PROPOSED GROUND FLOOR PLAN
1930 - PL02. - Sheet - PL13-002d - PROPOSED FIRST FLOOR PLAN
1930 - PL02. - Sheet - PL13-003b - PROPOSED SECOND FLOOR PLAN
1930 - PL02. - Sheet - PL13-004 - PROPOSED ROOF PLAN
1930 - PL02. - Sheet - PL13-100c - PROPOSED ELEVATIONS

Received by the LPA on 2nd July 2024

The submitted information has been reviewed by the case officer and the RBC Transport Development Control team. The proposed refuse and cycle storage details are considered acceptable, and the submitted information is sufficient to fulfil the requirements of Conditions 3 and 4 of planning permission 240354. As such, both conditions are hereby discharged.

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.

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

Yours sincerely

Marcie Rejwerska
Senior Planning Officer