

Reading Borough Council Planning Dept
Civic Offices
Bridge Street
Reading
RG1 2LU

23rd April 2024

Dear Sirs,

RE: Planning Consent 231861 - Discharge of Conditions 9, 12 and 16 in relation to Plot 2

Please find enclosed supporting documents which are submitted to partially discharge conditions 9, 12 and 16 of planning consent ref 231861, in relation to Plot 2 only, at 5 Grass Hill, Reading, RG4 7TJ.

The development is a self-build project and the land area for both Plots 1 and 2 are now owned by separate entities. As the landowner for Plot 2, the applicant is seeking a partial discharge of these conditions in relation to Plot 2 only. Plot 1 is still in the early stages of construction.

Condition 9 – EV Charging Scheme

A Pod Point Solo 3 Type 2 charger has been installed at the property. Please find EV Charger Location Plan and Pod Point Solo 3 specification sheet included.

Condition 12 – Biodiversity Enhancements

A letter report has been submitted, which includes photographic evidence of the installed biodiversity enhancements in situ,

Condition 16 – Dwelling Emission Rate

A Building Regulation Compliance report and EPC certificate accompanies this submission. The achieved DER is 34.1% lower than the TER – far in excess of the 19% required by the planning condition.

A Water Calculation PCS Report is submitted to demonstrate that the dwelling, as built, achieves a water consumption of 108 litres per person per day. The dwelling is therefore built to a higher water efficiency standard under Regulation 36(3).

I trust the submitted documents provide everything required to discharge the conditions.

Yours sincerely,

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