

Mrs Lisa Probyn,
Kingfisher House,
17 Albury Close,
Reading,
RG301BD

Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
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Our Ref: PL/24/1238
Your Ref:
PP-13422920
Direct: ☎ 01189372286
12/11/2024

Your contact is: Alison Amoah, Planning

Dear Lisa,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1238

Application Type: Approval of details reserved by a condition

Location: 18, Parkside Road, Reading, RG30 2DB

Proposal: Application for Approval of Details Reserved by Condition 18 (Energy Verification) for Application PL/21/0582

I refer to your Approval of Conditions application as described above.

Condition 18 states:

*8. The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have achieved a minimum of a 35% 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 a S106 contribution has been made to the Local Authority to account for any remaining emissions. Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, 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.*

The following document is approved:

Condition 18 – SAP

- Energy Statement for Planning, Issue 3, Ref: J03207, dated 23/10/24, prepared by Energy Report Ltd, received 4th November 2024

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.

Yours sincerely

A. Amoah

Alison Amoah
Principal Planner