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Planning Application - 231801, as granted on 23/05/2024

Location: Alexander House 205-207 Kings Road Reading RG1 4LS

Proposal: Variation of condition 2 (approved plans) of planning permission 210902 (granted on 10/11/2022 for construction of new residential floor above existing roof level to create new residential use Class C3to comprise 8 residential units) to alter windows and doors on all floors and elevations, provide brick banding detailing below the new floor, removal of the permitted roof terrace, provision of 9 air source heat pumps and 2 opening vents at roof level, revised escape staircase, amendments to the height of the building and various other associated works.

(Condition No 9)

No dwelling hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted dwelling and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

Refer to attached drawing No – 2022-258-003

The bin store is located within an enclosed storage area that is independent of the rest of the building. The provision is for 8 number 1100 litre bins. The buildings will be kept secure, and specialist providers will include pest and vermin control measures. The bin store will also be provided with a Wash station and drainage which is independently.

(Condition No 10)

No dwelling hereby permitted shall be first occupied until a plan showing how a minimum of 4 cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

Refer to attached drawing No – 2022-258-010 REV C

Wiggins bike racking system gives you the flexibility to have a multitude of storage solutions for different types of bikes including, cargo and assisted bikes. Capable of locking all tyre types from 35mm to 55mm width Supplied as fully assembled unit ready for immediate use.

(Condition No 11)

No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

Refer to the attachment : Confirm Letter _ Kings Road 205 Alexander House Flats 1 to 44 (excl 13)r & Kings Road 205 Alexander House Flats 1 to 44 (exl 13) P2P

(Condition No 13)

No dwelling hereby approved shall be first occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within the site to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority.

Refer to E-6210 T2 LV Schematic, E-6222-1 T1 EV Charger Location Sheet 1, E-6222-2 T1 EV Charger Location Sheet 2 & EVBD-V01-R1 BasicCharge Data Sheet

The contractor shall engage an OLEV Accredited Specialist Installer to provide 4No.Twin Electric Car Chargers.

Note the 4No. Twin Electric Car Chargers shall be fed off the Landlord's Distribution Board. Provide chargers as per Drawings - note that the selections are based on equipment with integral PEN monitoring and thus no need for a separate earth rod or PEN monitor. Units to be provided complete with integral RCD protection and wireless connectivity.

(Condition No 17)

Prior to the first occupation of any residential unit hereby approved, details of privacy screens (location and position of the screens, their dimensions, design and manufactures specification, and ongoing maintenance arrangements) shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy screens will be installed before the first occupation of the relevant residential units hereby approved and shall be permanently maintained as such.

External balcony materials

Balustrade & Privacy Screen

Dark grey finish balcony pots and balustrade to match the same RAL colour as door frames and windows.

www.balconette.co.uk, see attached Pdf with privacy screen and balustrade details.



(Condition No 18)

Prior to the first occupation of any residential unit hereby approved, details of the measures each unit will include to be accessible and adaptable in line with M4(2) of the Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. The approved measures will be installed before the first occupation of the relevant residential unit hereby approved and shall be permanently maintained as such.

Refer to attached drawing No- 2022-258-016 Rev A