

Mr Peter Felgate
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Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
Bridge Street
Reading,
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☎ 0118 9373787
Our Ref: PL/24/1566
Your Ref:
PP-13586267
Direct: ☎

19/12/2024

Your contact is: Sian Hickey, Planning

Dear Mr Felgate

TOWN AND COUNTRY PLANNING ACT 1990

Applicant: Mr Peter Feldgate

Location: 65A KILN ROAD, EMMER GREEN, READING, RG4 8UE

Proposal: Application for Approval of Details Reserved by Condition 8 (EV Charging point details) and Condition 16 (19% improvement in emission rates over building regulation standards) of application PL/21/0977

Application Number: PL/24/1566

Application Type: Approval of details reserved by a condition

Expected Decision Level: Delegated Decision

I refer to your application as described above.

Condition 8

As a reminder condition 8 states:

8. The dwelling hereby permitted shall not be first occupied until details of an electric vehicle (EV) charging scheme comprising a layout plan and detailed specification for an electric vehicle charging point has been submitted to and approved in writing by the Local Planning Authority. No dwelling within shall be first occupied until the scheme has been fully provided in accordance with the approved details. The electric vehicle charging point shall be maintained in accordance with the approved scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Condition 16

As a reminder condition 16 states:

16. 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 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 an 'As Built' 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.

The following information was submitted:

- Water Efficiency Calculator
- Drawing No.20 – Site Plans and Location Plan
- Full SAP calculation Print out
- Zappi Details

The details were reviewed by the Planning Officer and the Transport Officer. The information provided is sufficient to fulfil the requirements of Conditions 8 and 16 of planning permission PL/21/0977. As such, the above plans and documents are hereby **approved** pursuant to conditions 8 and 16.

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



Sian Hickey
Planning Officer