

Site: 58 Prospect Street Caversham Reading RG4 8JN

Planning Application Ref : 211478

Application type: Full Planning Approval

Applicant: Chopra Property Group Limited

Conditions to be provided on Site Prior to Occupation (4No Conditions)

CONDITION # 6 : Vehicle parking _as approved plans_

6. The dwelling hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

CONDITION # 7: Access Kerb - As approved plans_ (we have the kerb application, and the approval)

7. The dwelling hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

PHOTO OF COND 6 & 7

VEHICLE PARKING 2 CARS AND NEW KERB





Double kerb for new dwelling and 58

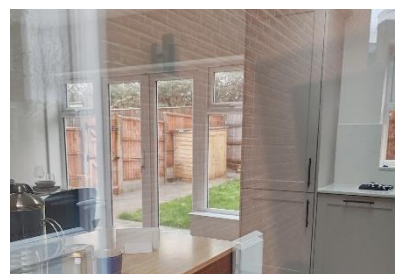
CONDITION # 8: Bicycle parking facilities _ as for the approved plans_

8. The dwelling hereby permitted shall not be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading local Plan 2019

PHOTO OF COND 8

BICYCLE PARKING SHED



Bicycle shed in the rear garden as approved

CONDITION # 9: Refuse & Recycling storage facility _ As approved plans_

9. The dwelling hereby permitted shall not be occupied until the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on Date: 29th June 2022 SDV Head of Planning, Development

& Regulatory Services the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

PHOTO OF COND 9

LOCATION OF THE REFUSAL & RECYCLING STORAGE



Document prepared by

Lucett Lample (agent)