

Mr James Garside
Via email only
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Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
Bridge Street
Reading,
RG1 2LU
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Our Ref: PL/24/1524
Direct: ☎
13/01/2025

Your contact is: Ethne Humphreys, Planning

Dear Mr Garside,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1524

Application Type: Approval of details reserved by a condition

Location: Dwyer Road, Reading, RG30 3LN

Proposal: Application for Approval of Details Reserved by Condition 28 (SAP Design Stage) relating to the planning permission 230612

I refer to your Approval of Conditions application as described above and respond as follows:

Condition 28 (SAP Design Stage)

The Design Stage SAP details, as shown on the following:

RBC-DRR-Dwyer Road_SAP Results Technical Note_Stage 4_241108 dated 8/11/2024
Received 11th November 2024

Building Regulations England Part L Compliance Report – Semi detached Type D_4B-8P-28
Building Regulations England Part L Compliance Report – Block A-Unit 12 – Flat -3F
Building Regulations England Part L Compliance Report – Terrace_Type C_3B-5P_21
Building Regulations England Part L Compliance Report – Block A-Unit 09-Flat-2F
Building Regulations England Part L Compliance Report – Bloc A-Unit 01-Flat-GF
Building Regulations England Part L Compliance Report – Semi-detached_Type D_4B-8P-29
Building Regulations England Part L Compliance Report – Terrace_Type A_4B-8P_16
Building Regulations England Part L Compliance Report – Terrace_Type C_3B-5P_20
Building Regulations England Part L Compliance Report – Block A-Unit 11-Flat-2F
Building Regulations England Part L Compliance Report – Block A-Unit 10-Flat-2F
Building Regulations England Part L Compliance Report – Terrace_Type A_4B-8P_25
Building Regulations England Part L Compliance Report – Terrace_Type B_4B-8P_17
Building Regulations England Part L Compliance Report – Block A-Unit 07-Flat-1F
Building Regulations England Part L Compliance Report – Block A-Unit 08-Flat-2F
Building Regulations England Part L Compliance Report – Terrace_Type C_3B-5P_23

Building Regulations England Part L Compliance Report – Terrace_Type B_4B-8P_24
Building Regulations England Part L Compliance Report – Block A-Unit 15-Flat 3F
Building Regulations England Part L Compliance Report – Terrace_Type C-3B-5P_22
Building Regulations England Part L Compliance Report – Block A-Unit 02_Flat-GF
Building Regulations England Part L Compliance Report – Block A-Unit 14-Flat-3F
Building Regulations England Part L Compliance Report – Block A-Unit 13-Flat-3F
Building Regulations England Part L Compliance Report – Block A-Unit 03-Flat-GF
Building Regulations England Part L Compliance Report – Terrace_Type C_3B-5P_19
Building Regulations England Part L Compliance Report – Block A-Unit 05-Flat_1F
Building Regulations England Part L Compliance Report – Semi-detached_Type D_4B-8P_27
Building Regulations England Part L Compliance Report – Semi-detached_Type D_4B-8P_26
Building Regulations England Part L Compliance Report – Block A-Unit 06-Flat-1F
Building Regulations England Part L Compliance Report – Detached_Type E_5B-10P_30
Building Regulations England Part L Compliance Report – Terrace_Type C_3B-5P_18
Building Regulations England Part L Compliance Report – Block A-Unit 04-Flat-1F
Received 15th November 2024

Are acceptable and are approved pursuant to Condition 28.

The applicant is advised that related condition 29 ('As Built' SAP Assessment) is required to be satisfied prior to the first occupation of any residential dwelling hereby approved.

The above conditions, where a submission is required and had been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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 via email address or the direct line as above.

Yours sincerely
Ethne Humphreys
Ms Ethne Humphreys
Principal Planner