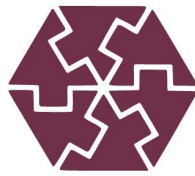


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading
 BOROUGH COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

142

Suffix

Property Name

Address Line 1

Whitley Wood Lane

Address Line 2

Address Line 3

Reading

Town/city

Reading

Postcode

RG2 8PP

Description of site location must be completed if postcode is not known:

Easting (x)

472096

Northing (y)

169148

Description

Applicant Details

Name/Company

Title

Mr

First name

Parwinder

Surname

Singh

Company Name

Whitley Wood Properties Ltd

Address

Address line 1

KPSG Ltd

Address line 2

193 Coldharbour Lane

Address line 3

Town/City

Hayes

County

Middlesex

Country

United Kingdom

Postcode

UB3 3EH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Terry

Surname

Reynolds

Company Name

TNM ARCHITECTURE

Address

Address line 1

Unit 8A Baird House

Address line 2

Innovation Centre

Address line 3

Pensnett Trading Estate

Town/City

Kingswinford

County

West Midlands

Country

United Kingdom

Postcode

WV2 4DT

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Non-material amended to amend the description of development to: Demolition of existing single-storey buildings and two storey rear extensions, and replacement with a two-storey side and rear extension to convert to 11 person House in Multiple Occupation (HMO), and 3 ground floor commercial units, and two storey new build to the rear to provide 3 x 2 Bed three person (2B3P) houses alongside associated parking, cycle and refuse storage.

Reference number

PL/25/0097

Date of decision (date must be pre-application submission)

23/01/2025

Please state the condition number(s) to which this application relates

Condition number(s)

3, 4, 7, 8, 9,12, 14, 15, 16,17 and 23

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 - External materials shown on TNM Architecture drawings; 24-019 05(ML)01, 24-019 05(ML)02, 24-019 05(ML)03, 24-019 05(ML)04.

Condition 4 - Construction Method Statement by Sandhuz Construction.

Condition 7 - Bicycle parking as shown on Davis Landscape Architecture Plan L1097L01A.

Condition 8 - Refuse and Recycling storage as shown on Davis Landscape Architecture Plan L1097L01A.

Condition 9 - EV charging points are shown on TNM Architecture drawing 24-019 03(ML)03 Rev.A.

Condition 12 - Hard and Soft Landscaping scheme as provided by Davis Landscape Architecture on the following drawings and specification; L1097M01,1097S01, L1097L01A, L1097L02.

Condition 14 - A Preliminary Ecology Appraisal was carried out by Arbtech February 2024 and was submitted under the previous applications. It quotes 'Habitats present onsite are common and widespread and not considered to be of high ecological value.'

Condition 15 - See supporting Planning Statement for Acoustic Specialist response.

Condition 16 - Phase I and II Combined Geo-Environmental Site Investigation by Earth Environmental & Geotechnical dated February 2025 is attached to this application.

Condition 17 - Remediation Method Statement by Earth Environmental & Geotechnical dated February 2025 is attached to this application.

Condition 18 - Validation Report discussed within Remediation Method Statement by Earth Environmental & Geotechnical dated February 2025 is attached to this application.

Condition 23 - Noise Assessment Report carried out by Anglia Consultants dated February 2025 attached to this application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Terry Reynolds

Date

25/03/2025