

Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Reference: 216002

27 March 2025

Dear Sir/Madam

Verve Planning
info@verveplanning.com
www.verveplanning.com

Reg no. 11491335

**Thames House, 42 Portman Street, Reading, RG30 1EA
NMA under S96a - Planning Permission 220299**

On behalf of our client, Soni.me Ltd, we are pleased to submit an application under Section 96A of the Town and Country Planning Act (as amended) for a non-material amendment to Condition 4 (landscaping) attached to planning permission reference 220299.

The following information is included with this planning application:

- Completed application form;
- Approved Location Plan (existing and proposed) - 2205-P104;
- Planning Statement (this letter);
- Application fee £293 (plus service charge of £70)

Site Description and Background

The application site measures approximately 0.22ha and contains a two-storey building recently converted to 16 dwellings located on the north side Portman Road, Reading.

Planning permission was granted on 15 June 2022 for the 'Erection of an additional storey to provide office accommodation (Class E) together with minor alterations to the existing building, and the provision of parking and other associated facilities'.

This contained four pre-commencement planning conditions:

- Condition 4 (landscaping details);
- Condition 5 (Construction Method Statement);
- Condition 6 (Noise scheme); and
- Condition 7 (BREEAM).

Applications to discharge Conditions 5, 6 and 7 are currently being prepared and will be submitted shortly.

This application seeks approval to insert additional wording to Condition 4 which would have the effect of changing the trigger point at which the landscaping details need to be submitted for approval. We request the following change (new wording in **bold and underlined**):

*4. No development shall commence on site, **except removal of rooftop plant room**, until a comprehensive scheme of soft landscaping has been submitted*

to and approved in writing by the Local Planning Authority. These details shall include:

- a) Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) Details of the green roof, including a section drawing of the green roof, details of the proposed planting species, specifications and maintenance;
- c) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

The approved soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

We consider the proposed amendment to the condition is non-material in nature. It would not undermine the reason for the council attaching the condition as it would continue to allow the approval of landscaping details at an early stage in the project and ensure the landscaping of the development enhances the visual and local environment. It would therefore accord with Policy CC7 of the adopted Local Plan.

We look forward to hearing from you regarding validation.

Yours faithfully



Helen Greenhalgh

Enc: Listed on page 1
cc: Bejal Mehta, Soni.me Ltd