

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	34
Suffix	
Property Name	
Address Line 1	Woodcote Road
Address Line 2	Caversham
Address Line 3	Reading
Town/city	Reading
Postcode	RG4 7BA

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

Easting (x)	470419	Northing (y)	175321
Description			

Applicant Details

Name/Company

Title

Mrs

First name

Christina

Surname

Fun

Company Name

Address

Address line 1

34 Woodcote Road

Address line 2

CAVERSHAM

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG4 7BA

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

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

Applicant: Ms Christina Fun

READING BOROUGH COUNCIL as Local Planning Authority GRANT FULL planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Proposed ground wraparound floor extension, plan redesign and all associated works (amended description)

At: 34 Woodcote Road Caversham Reading RG4 7BA

Reference number

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

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

Condition number(s)

4. No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Replanting Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Replanting Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes

☐ No

If Yes, please indicate which part of the condition your application relates to

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Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Discharge of Conditions

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

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Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

24/03/2025

Details of the pre-application advice received

I reached out and asked about the AMS. Sarah was very helpful and explained the level of detail and how to apply to discharge the condition.

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

Christina Fun

Date

14/04/2025