

12/06/2025

HGP Architects Ltd
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PO16 7JH

Your contact is: Nathalie Weekes, Planning

Dear Bellway Homes Limited (Thames Valley)

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/23/1276

Application Type: Approval of details reserved by a condition

Location: 97a Caversham Road, Reading

Proposal: Application for approval of details reserved by Conditions 4 - Phasing Plan and 8 - Cycle Strategy - of Application 221324

I refer to your Approval of Conditions application as described above.

The following documents are hereby approved pursuant to Condition 4 - Phasing Plan of Application 221324:

CR-RMA-22-00-DR-A-0100 P10 Phasing plan
As received 9 October 2024

Parking spaces will be provided within each construction phase. Condition 4 requires that no dwelling shall be occupied until all vehicle parking spaces within that phase have been provided and kept available for parking at all times.

The following documents are hereby approved pursuant to Condition 8 - Cycle Strategy of Application 221324:

JDW/IN/SH/ITB17593-002A Transport statement, i-transport, 6 September 2022
CR-RMA-ZZ-RF-DR-A-0104 P5 Site plan cycle strategy RF Roof level
As received 9 October 2024

22.175-HGP-03-00- -A-2013 Rev C14 Ground floor plan Block C (1of2)
22.175-HGP-02-00-D-A-2009 Rev C15 Ground floor plan block B2
As received 4 April 2025

BSS-T-DDCSC-90-001 Double Decker Classic 375
BSS-T-DDRAX-90-001 DoubleDek Rax 375

SCS1G Citihoop classic surface mounted
As received 7 April 2025

22.175-HGP-01-00-D-A-2001 Rev C12 Ground floor plan Block A
22.175-HGP-02-00-D-A-2005 Rev C16 Ground floor plan Block B1
22.175-HGP-03-00- -A-2014 Rev 15 Ground floor plan Block C (2of2)
Screenshot 2025-05-22

Email from agent received on Friday 30/05/2025 at 14:54 confirming that 'We will install self-closing doors with a Padlock on them. The door will be flipped internally and will be kept closed unless it is in physical use' for the cycle stores in block A and C, and 'we will provide lockable Block B2 cycle storage. This is permanent solution, and we are looking to install this - <https://www.broxap.com/premier-security-cage-2.html>

- The dims are - Length: 4100mm
- Width: 2085mm
- Height: 2181mm
- Capacity: 10 Cycles'

As received 30 May 2025

The above conditions 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 by email.

Yours sincerely
Nathalie Weekes
Senior Planning Officer
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