



ABRI BUILD
Collins House
Bishopstoke Road
Eastleigh
Hampshire
SO50 6AD

08/08/25

Planning Department
Reading Borough Council
Civic Offices, Bridge St, Reading
RG 2LU

Re: Application to Remove Planning Condition 10 Relating to Secure by Design
Planning Application Ref: 210349
Site Address: 115 Chatham Street, Reading, RG1 7JX

Dear Sir/Madam,

I am writing to formally request the removal of the planning condition requiring the development to achieve Secure by Design accreditation.

Since the approval of the original application, the core principles of Secure by Design have been incorporated into statutory Building Regulations through Approved Document Q: Security – Dwellings, which came into effect on 1 October 2015. This document requires that dwellings are designed and constructed to resist unauthorised access in accordance with the same standards promoted by Secure by Design.

As compliance with Approved Document Q is a mandatory requirement under the Building Regulations, the objectives of the original planning condition are now achieved through the building control process. Retaining the condition would therefore duplicate existing statutory obligations and is no longer necessary to make the development acceptable in planning terms, in line with paragraph 55 of the National Planning Policy Framework (NPPF), which states that planning conditions should be necessary, relevant, and avoid duplication.

For these reasons, I respectfully request the removal of the condition from the planning permission. I am happy to provide further evidence of compliance with Approved Document Q if required.

Yours faithfully,

Mr. Daniel Waite

Abri Group LTD
Daniel.waite@abri.co.uk

Abri (formerly known as Radian) is a trading name of The Swaythling Housing Society Limited, a Registered Society under the Co-operative and Community Benefit Societies Act 2014 (registration number 10237R) and a registered provider with the Regulator of Social Housing (registration number L0689). Registered office: Collins House, Bishopstoke Road, Eastleigh, Hampshire SO50 6AD.

Part of the Abri group of companies which includes Yarlinton Housing Group. (Yarlinton Housing Group is a Registered Society under the Co-operative and Community Benefit Societies Act 2014 (registration number 7499) and a charitable registered provider with the Regulator of Social Housing (registration number LH4200) whose registered office is Lupin Way, Yeovil BA22 8WN.)

Authorised and regulated by the Financial Conduct Authority.

The Swaythling Housing Society Limited provides management services for subsidiaries in the Abri group.
Further corporate information is available at www.abri.co.uk