

Mr G Choda
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Our Ref: PL/25/0892
Your Ref:
PP-14060534
11/08/2025

Your contact is: Gary Miles, Planning

Dear Mr G Choda,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0892

Application Type: Approval of details reserved by a condition

Location: Land Adjacent Mitcham Close, Reading, RG2 0AS

Proposal: Approval of details reserved by a condition application submission for the discharge of conditions 9 (Energy Statement), 12 (Refuse & Recycling), 15 (Vehicle Parking Plan), and 21 (Archaeology) of application PL/21/0661.

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

Condition 9

Condition 9 states: The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and receipt acknowledged in writing by, the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2021 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local BPlan 2019.

The following submitted information is approved pursuant to Condition 9:

Dynamic Summertime Overheating Analysis (Air Acoustics)

Building Regulations England Part L (BREL) Compliance Report Unit 01
dated Sun 01 Jun 2025 20:07:00 & Sun 01 Jun 2025 20:37:00

Building Regulations England Part L (BREL) Compliance Report Unit 02
dated Sun 01 Jun 2025 20:07:00 & Sun 01 Jun 2025 20:07:38

Full SAP Calculation Printout (Elmhurst Energy) Unit 01 x6 reports
Full SAP Calculation Printout (Elmhurst Energy) Unit 02 x6 reports

SAP Specification Summary - Option 1 – dated 01/06/2025
SAP Specification Summary - Option 2 – dated 01/06/2025

Thermal Bridging Summary

Predicted Energy Assessment (Elmhurst Energy) Unit 01 x2 reports – dated 01/06/2025
Predicted Energy Assessment (Elmhurst Energy) Unit 02 – x2 report - dated 01/06/2025

Condition 12

Condition 12 states: The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority.

The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

The following submitted information is approved pursuant to Condition 12:

Proposed Bins Storage-Drawing no: D21 Rev B (Masonwood Design) dated May 2025

Condition 15

Condition 15 states: Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for the development has been provided. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

REASON: In the interest of the safety and convenience of all highway users in accordance with TR5 of the Reading Local Plan 2019.

The following submitted information is approved pursuant to Condition 15:

Carparking Management Plan (Masonwood Design) dated June 2025

Condition 21

Condition 21 states: No development shall commence on site until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: The site lies within an area of archaeological potential, particularly for later prehistoric and Roman remains. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough in accordance with Policy EN2 of the Reading Borough Local Plan (2019).

The following submitted information is approved pursuant to Condition 21:

Archaeological Monitoring and Recording Report PCA Report no: R17775 (Pre-Construct Archaeology) dated February 2025

No further details are required to be submitted to satisfy the requirements of this condition.

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 via email address or the direct line as above.

Yours sincerely,

G Miles

Gary Miles
Planning Officer