

Mr Robbie Marr
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RG4 7QL

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Our Ref: PL/25/1548
PP-14448170
22/12/2025

Your contact is: Gary Miles, Planning

Dear Mrs Kirsty Marr,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1548

Application Type: Approval of details reserved by a condition

Location: 340 HEMDEAN ROAD, CAVERSHAM, READING, RG4 7QL

Proposal: Application for the discharge of Condition 3 – External Materials, of permission PL/24/1696
(Appeal Ref: APP/E0345/D/25/3365141)

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

Condition 3

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following submitted information is approved pursuant to Condition 3:

340 Hemdean Road – Schedule of External Materials (Discharge of Condition 3)

The schedule of External Materials includes:

- 01 Brickwork
- 02 Main roof tiles
- 03 Low-pitch roof tiles
- 04 Front door
- 05 Rear doors
- 06 Windows
- 07 Rainwater/SVP
- 08 Roof windows

Document prepared by R Marr & K Marr dated October 2025

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