

Mr N Harrison
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Emma Gee
Executive Director for
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Our Ref: PL/25/1510
Your Ref:
PP-14430002
Direct: ☎
07/01/2026

Your contact is: Catrin Davies, Planning

Dear Mr N Harrison

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1510

Application Type: Approval of details reserved by a condition

Location: Unit 1, Scours Lane, Tilehurst, Reading, RG30 6AX

Proposal: Application for Approval of Details Reserved by Condition 8 - External Materials of planning permission PL/24/0852

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

As a reminder condition 8 reads:

No development shall take place above foundation level until details of the materials to be used in the construction of the external surfaces of the development have been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thus approved, which shall thereafter be retained.

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

Information submitted:

2889-URB-ZZ-00-DR-A-208150 P05- SITE BLOCK PLAN AS PROPOSED

2889-URB-ZZ-XX-DR-A-208250 P02 - ELEVATIONS AS PROPOSED

Comment: The submitted plans do not accord with the approved plans of PL/24/0852 with the layout of the proposal as well as the design of the approved building differing from that approved. It is acknowledged that there is a section 73 application for the site under PL/25/1509 however this has yet to be determined and this application is seeking to discharge condition 8 of PL/24/0852. Notwithstanding the above the proposed details are considered insufficient, the LPA require specific detail regarding the proposed materials of the building as well as the material of the ancillary equipment. For example, the

submitted document states 'timber effect' this leaves uncertainty as to what the material will be. In order to discharge the condition exact specifications of the materials and colour are required.

Given the above, condition 8 is not discharged at this time and the application is **refused**.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely

Catrin Davies
Senior Planning Officer