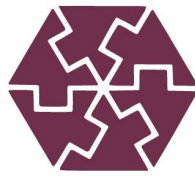


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading
 BOROUGH COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	92
Suffix	
Property Name	
Address Line 1	Albert Road
Address Line 2	Caversham
Address Line 3	Reading
Town/city	Reading
Postcode	RG4 7PL

Description of site location must be completed if postcode is not known:

Easting (x)	470579	Northing (y)	175827
Description			

Applicant Details

Name/Company

Title

Reading

First name

Mark

Surname

Borthwick

Company Name

Widbrook Property Developments Ltd

Address

Address line 1

6 Rushmere Cottages

Address line 2

Address line 3

Town/City

Woodley

County

Berkshire

Country

United Kingdom

Postcode

RG5 4BZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Replacement entrance porch and conversion into 2no. semi-detached dwellings

Reference number

PL/25/0425

Date of decision (date must be pre-application submission)

13/08/2025

Please state the condition number(s) to which this application relates

Condition number(s)

4, 6, 8

4. Prior to first occupation/use of the development hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority prior to first occupation. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

6. Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local Planning Authority. Where appropriate, the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implemented in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority. No boundary treatment shall be provided within the site at any time otherwise than in accordance with the approved details.

8. No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide the following:

Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;

Location on site for storage of plant and materials used in constructing the development;

The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;

Identification of any footpath closures or road closures needed during construction;

Required wheel washing facilities on site;

A scheme for recycling waste resulting from the construction works.

Measures for controlling the use of site lighting whether required for safe working or for security purposes;

Details of any Boundary treatment which will be present on the or within the site at any time

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

PR11.5-104 Rev E Landscape Plan
PR11.5 Construction Method Statement

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mark Borthwick

Date

09/02/2026