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Our Ref: PL/25/1817
Your Ref:
PP-14573270
Direct: ☎
11/03/2026

Your contact is: Catrin Davies, Planning

Dear Mr Ashish jain

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1817

Application Type: Approval of details reserved by a condition

Location: 37 CHAPEL HILL, TILEHURST, READING, RG31 5BT

Proposal: Application for Approval of Details Reserved by Conditions 3 (Materials) , 4 (Photovoltaic statement) and 5 (Construction Method Statement) of application PL/24/1244

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

Condition 3 of planning permission PL/24/1244 states:

No development shall commence on site above foundation level until a schedule of the materials including samples, 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.

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.

Pursuant to this condition, the following information has been supplied:

Brick specification Tradesman Tudor Regent received 17/12/25

Technical Data Sheet mortar received 24/2/26

Technical information cement received 24/2/26

Redland 49 tile specification received 24/2/26

P1567-02 Rev E- Plans and elevations received 17/12/25

Window details: P1567-08 received 9/3/26

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 3 of planning permission PL/24/1244.

Condition 4 of planning permission PL/24/1244 states:

No development shall commence on site above foundation level until full details of the proposed roof mounted Photovoltaics shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a roof plan showing the location and position of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order.

REASON: These details are required due to insufficient information being contained within this submission and in order to incorporate measures to adapt to climate change in accordance with Policy CC3 of the Reading Borough Local Plan 2019.

Pursuant to this condition, the following information has been supplied:
Photovoltaic (PV) Condition Compliance Report received 17/12/25
P1567-02 Rev E- Plans and elevations received 17/12/25
Roof Plan and Eastern Elevation P1567-07 received 9/3/26

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 4 of planning permission PL/24/1244.

Condition 5 of planning permission PL/24/1244 states:

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 for:

- a) 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; and details of where off-site parking will be prohibited;*
- b) Location on site for storage of plant and materials used in constructing the development;*
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;*
- d) Identification of any footpath closures or road closures needed during construction;*
- e) Wheel washing facilities on site;*
- f) A scheme for recycling waste resulting from the construction works.*
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- h) Measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
- i) Provisions to be made for the control of noise coming from the site during demolition and construction*

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

Pursuant to this condition, the following information has been supplied:
Construction Management Plan received 24/2/26

Following consultation with the Council's Transport Development Control Officer, it is

confirmed that the proposed Construction Management Plan **NOT** acceptable. **The submitted details are hereby NOT approved pursuant to condition 5 of planning permission PL/24/1244.**

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

Catrin Davies
Senior Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>