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Our Ref: PL/24/1097

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12 March 20264

Your contact is: Julie Williams, Planning & Building Control

Dear Gemma,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: PL.24.1097 received on 22 August 2024

Application type: Approval of Conditions

Address 200 Tilehurst Road, Reading RG30 2LY

Proposal: Application for approval of details reserved by:

- Condition 3 (materials);
- Condition 6 (Construction Methods Statement); and
- Condition 10 (Cycle Parking)

of Application 211929

I refer to your application as described above. I apologise for the delay in providing you with this clarification, but it has only just been noticed that the application was still live.

The relevant conditions were:

3. Materials to be approved

This condition stated:

No development shall commence on site 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. Note that the schedule of materials shall include details of bricks and tiling and fenestration (noting that Timber sash windows should be retained on the front elevation facing Tilehurst Road). 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: 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 proposed materials submitted proposed Berkshire Red for the brickwork and natural slate roof tiling to match existing. These are acceptable. It is disappointing that Upvc windows were used for replacement windows, however, it can be confirmed that the windows installed do appear acceptable as their design replicates the earlier sash windows so typical of a property of this age. Assuming the proposed materials were used in the completion of the work this condition has been met.

6. Construction Methods Statement

This condition stated:

No development as hereby permitted 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;
- 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) Required 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) Required 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;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

A CMS was submitted and was found to be acceptable against all the listed criteria. The works were carried out in accordance with the CMS and no complaints received. This condition has been met.

10. Cycle Parking

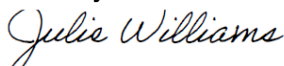
This condition stated:

The dwelling(s) hereby permitted shall not be occupied until at least 3 covered and secure cycle parking spaces have been provided on site in accordance with a scheme that has been submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

For this condition you provided the following information – Plan reference 21007-DD-001-B. It was found to be acceptable and subject to the last sentence being complied, and cycle parking maintained for intended use, this condition will be met.

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. I note that there is a further application PL/24/1481 for Approval of Details Reserved by Conditions 4, 5 and 7 of application 211929, for which it looks like we are still requiring further information.

Yours sincerely,



Julie Williams
Planning & Building Control Manager