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Date: 05/03/2026

Development Management
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Reading Planning Team,

RE: Application for Approval of Details Reserved by Conditions

Planning Permission Ref: PL/25/0273

Site: 23 Church End Lane, Tilehurst, Reading, RG30 4XA

On behalf of my client, I am submitting an application for the approval of details reserved by conditions attached to the above planning permission.

This submission provides the required documents to discharge the relevant conditions as set out in the approved decision notice.

Condition 1 – Time Limit for Commencement

Noted.

This condition is advisory and requires no submission.

Condition 2 – Approved Plans

Noted.

This condition is advisory and requires no submission.

Condition 3 – External Materials

Submitted Document:

- PL A724 D01 – Schedule of Materials

This document provides full details of all external materials including paving, render, cladding, brick plinth, roofing membrane, windows, doors, and fencing.

Condition 4 – Biodiversity Enhancements

Submitted Document:

- PL A724 D02 – Details of Biodiversity Enhancements



This includes:

- Integrated bat box
- Integrated swift box
- Hedgehog access gap
- Elevation drawings showing installation locations

Condition 5 – Landscaping Scheme

Submitted Document:

- PL A724 07 – Hard & soft Landscape Layout
- PL A724 D03 – Landscaping Specification

This documents provides the required hard and soft landscaping details.

Condition 6 – Roof-Mounted Photovoltaics

Submitted Documents:

- PL A724 D05 – Photovoltaic Details
- PL A724 02 – Proposed Roof Plan (PV Layout)
- BauderSOLAR F XL System Summary
- BauderSOLAR Design Considerations Guide
- BauderSOLAR F XL Single-Ply Membrane System Detail

These documents provide the required PV layout, dimensions, manufacturer's specification, installation method, and maintenance arrangements.

Condition 7 – SAP / Energy Assessment

Noted.

A SAP assessment will be submitted separately at the appropriate stage.

Condition 8 – Boundary Treatment (Including Mammal Gaps)

Submitted Documents:

- PL A724/07 – Proposed Site Plan (Boundary Treatment Layout)
- PL A724 D01 – Materials (Fence Specification)
- PL A724 D02 – Biodiversity (Hedgehog Access Gap)

These documents show:

- Boundary fence positions
- Fence type and materials
- Required mammal access gap (130 × 130 mm)



- Implementation prior to first occupation

Condition 9 – Removal of Permitted Development Rights

Noted.

This condition restricts development under Classes A, B, D and E of the GPDO.

No submission of details is required.

Condition 10 – Side-Facing Ground Floor Windows (Obscure Glazing & Restricted Opening)

Noted.

This condition requires the windows to be obscure-glazed and non-openable below 1.7m.

This is a compliance condition and does not require submission of details.

Condition 11 – Construction Working Hours

Noted.

This condition restricts construction, demolition and delivery hours.

No submission of details is required.

Condition 12 – Construction Method Statement

Submitted Documents:

- PL A724 D04 – Construction Method Statement
- PL A724 08 – Construction Management Plan (Site Layout)

These documents include all required details relating to:

- Parking for operatives and visitors
- Storage of plant and materials
- Security hoarding
- Wheel washing
- Waste recycling
- Dust, noise, and lighting control
- Traffic and footpath management
- Construction site layout

Condition 13 – No Burning of Waste on Site

Noted.

This is a compliance condition prohibiting the burning of materials or green waste on site.

No submission of details is required.

Condition 14 – Provision and Retention of Parking Space

Noted.

This is a compliance condition requiring the approved parking space to be provided prior to first occupation and retained thereafter.

No submission of details is required.

Condition 15 – Provision of Vehicle Access Prior to Occupation

Noted.

This is a compliance condition requiring the approved vehicle access to be constructed prior to first occupation.

No submission of details is required.

Condition 16 – Refuse & Recycling Storage Implementation

Noted.

This is a compliance condition requiring the refuse and recycling storage to be implemented as shown on the approved plans prior to first occupation and retained thereafter.

No submission of additional details is required.

Condition 17 – Electric Vehicle Charging Point (Details Required)

Submitted Documents:

PL A724/07 – Proposed Site Plan (EV Charging Point Location)

PL A724 D06 – EV Charging Point Specification

Conclusion

We trust that the enclosed documents provide sufficient information to enable the Local Planning Authority to approve the details required by the above conditions.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

Muhtasham Qureshi

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