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Our Ref: PL/25/1131
Your Ref:
PP-14237043
Direct: ☎ 01189373699
23/04/2026

Your contact is: Marcelina Rejwerska, Planning

Dear Mr Chance,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1131

Application Type: Approval of details reserved by a condition

Location: 108 ELM PARK ROAD, READING, RG30 2TJ

Proposal: Application for Approval of Details Reserved by Conditions 3 (Schedule of materials), 4 - (Energy), 6 - CMS (Construction Method Statement), 11 - (Landscaping and) 12 (Habitat Enhancement scheme) of application PL/23/1556

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

As a reminder, the conditions relate to:

- Condition 3 – A schedule of materials to be submitted for approval prior to commencement of works
- Condition 4 – A design-stage SAP assessment to be submitted prior to commencement of works
- Condition 6 – A construction method statement to be submitted prior to commencement of works
- Condition 11 – A scheme of hard and soft landscaping to be submitted prior to first occupation
- Condition 12 – A scheme of habitat enhancements to be submitted prior to commencement of works

Information submitted

894-90-10 Rev H – Landscaping and Habitat Enhancements Plan
Received 20 April 2026

894-CMS Rev B – Construction Method Statement
Received 21 October 2025

UValue Calculator Report 13-40-32
SAP 10-01592 Energy Report/SAP Details Applied
Received 8 September 2025

CA-894 Materials Schedule
Received 11 August 2025

Condition 3 – Materials

The applicant has submitted a materials schedule which has been reviewed by the case officer. The proposed materials are modern and in keeping with the character of the street. The details are therefore approved.

Condition 4 – SAP Assessment

The applicant has submitted an Energy Report and the U-Value Calculator Report which demonstrate a 36.77% improvement over the 2013 building regulations, which translates to a 57.02% improvement over the revised 2021 building regulations. This is considered acceptable and the condition is hereby discharged.

Condition 6 – Construction Method Statement

The applicant has submitted a Construction Method Statement and associated site plan which was reviewed by the case officer and RBC Transport Development Control team. Minor revisions were requested, which the applicant has submitted, and the details are now considered acceptable. The submitted documents are hereby approved.

Condition 11 – Landscaping

The applicant has submitted a landscaping plan including details of proposed planting and maintenance, which were reviewed by the case officer and the RBC Natural Environment team. The details required several revision and revision H of the plan now complies with all revision requested. The revised plan is therefore hereby approved.

Condition 12 – Habitat Enhancements

The applicant submitted details of the proposed habitat enhancements within the landscaping plan, which were reviewed by the case officer and the LPA's ecology consultants. The details pertain to 2x bat boxes on the rear elevation and 1x Swift brick on the side elevation. These details were requested to be clarified and have been revised by the applicant in line with officer requests and can therefore now be approved.

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

Marcelina Rejwerska
Senior Planning Officer