

Mr Martin Baker
Town Quay Developments Ltd
3rd Floor Staple House
Staple Gardens
Winchester
Hampshire
SO23 8SR

Your contact is: Jonathan Markwell, Planning

Dear Mr Sats Ahluwalia

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0343

Application Type: Approval of details reserved by a condition

Location: 34-38 SOUTHAMPTON STREET, READING

Proposal: Discharge of conditions 6 (cycle parking), 8 (postal addresses) and 17 (boundary treatments) of planning permission PL/18/1117, as granted on 12/08/2019.

I refer to the above application to discharge planning permission conditions 6 (cycle parking), 8 (postal addresses) and 17 (boundary treatments) of planning permission PL/18/1117 and respond as follows:

Condition 6 (cycle parking)

The cycle parking details, as shown on the following:

- 202 P10 Rev B – Site Plan – As Proposed (solely in respect of cycle stores), as received 07/05/2026
- Email from Town Quay Development Limited 'RE: 34-38 Southampton Street, Reading (PL/26/0343)' at 23:46 hours on 07/05/2026, confirming cycle storage unit details
- Word document titled 'S St 2' indicating details of 'Livingandhome Heavy Duty Steel Bicycle/Bin Storage Shed' from TJ Hughes ref #FRN0REKTX, as received 07/05/2026

are approved pursuant to condition 6.

Condition 8 (postal addresses)

The postal address details, as shown on the following:

- Condition 8 Photographic Schedule Plot to Plot to Postal List and correspondence with Reading Borough Council for: Southampton Street, Reading dated 28/09/2023 (5 pages), as received 20/03/2026

are approved pursuant to condition 8.

Condition 17 (boundary treatments)

The boundary treatment details, as shown on the following:

- 202 P02 Rev B – Ground Floor Plan – As proposed (solely in respect of boundary treatments)
- Condition 17 Photographic Schedule by Town Quay Developments

As both received on 27/03/2026

- 202 P09 Rev B - Communal Garden Plan – As Proposed (solely in respect of boundary treatments), as received 07/04/2026

are approved pursuant to condition 17.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Informative:

As advised to the agent via email on 20/04/2026, on a separate but related matter, when viewing the site from public vantage points on Southampton Street it would appear that the development has been implemented and is close to completion with a number of changes in comparison with original permission 181117 or non-material amendment application 220540, such as:

- The absence of glazed brickwork either side of the ground floor entrance and provision of letterboxes in part of the area
- The absence of sweet chestnut cladding on the top floor
- There being three panes of glass on the top floor windows rather than two
- The build-up of brick columns on the top floor
- The absence of Juliet balconies at various points
- The contrasting window design on the two windows on the south elevation, which are closest to the east elevation.
- The boundary fence on the southern boundary being replaced with some form of boarding.

Your responses are presently awaited on these matters. Should satisfactory responses not be provided then it is possible that these matters may be passed onto the Planning Enforcement team.

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.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.