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Emma Gee
Executive Director for
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Our Ref: PL/26/0372
Your Ref:

Direct: ☎
6 July 2026

Your contact is: Anthony Scholes, Planning

Dear Mr Sulaiman Butt

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0372

Application Type: Approval of details reserved by a condition

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

Proposal: Application for approval of details reserved by conditions 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of application PL/25/0273

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

Condition 1 – Time Limit

This condition requires the development to be commenced within 3 years of the decision date of 14 November 2025. As such, the development may commence until 14 November 2028. This condition does not require approval of any details. As such, no details are approved as part of this decision.

Condition 2 – Approved Plans

This condition requires the development to be undertaken in accordance with the approved plans only.

This condition does not require approval of any details. As such, no details are approved as part of this decision.

Condition 3- Materials

The following is hereby approved pursuant to condition no. 3

- The 'Arcadia Design Consultations', schedule of materials (Ref: PL/A724/D01) as received 19 March 2026

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

Condition 4 – Biodiversity Enhancements

The following is hereby approved pursuant to condition no. 4

- The 'Arcadia Design Consultants' – Landscape Specifications Rev B (Ref: PL/A724/07C), as received 8 June 2026
- Drawing No: PL/A724/07 – Proposed Site Plan, Hard and Soft Landscaping Layout, as received 8 June 2026

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above. In addition, final approval of a report confirming implementation of the biodiversity enhancements is required prior to occupation of the development.

Condition 5 – SAP Assessment

This condition requires submission of a SAP assessment in line with Building Regulations that demonstrate compliance with a 19% improvement upon 2013 Building Regulations. No information has been received at this time, and therefore no details are approved as part of this decision.

Condition 6 – Details of Photovoltaics

The following is hereby approved pursuant to condition 6:

- Drawing No: D0100-00W_Ad_011-005 – Single Ply Standard Detail Fully adhered

It is noted that the originally submitted details did not align with the approved plans with regard to layout and number of solar panels (photovoltaics). Any variation from the approved plans would require separate approval.

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above

Condition 7 – Hard and Soft Landscaping

The following is hereby approved pursuant to condition 7:

- The 'Arcadia Design Consultants' – Landscape Specifications Rev B (Ref: PL/A724/07C), as received 8 June 2026
- Drawing No: PL/A724/07 – Proposed Site Plan, Hard and Soft Landscaping Layout, as received 8 June 2026
- The 'Tree Pit Detail Rev A' plan, as received 3 July 2026

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above, including any replacement trees as required within 5 years of planting.

Condition 8 – Boundary Treatments

The following is hereby approved pursuant to condition 8:

- Drawing No: PL/A724/07 – Proposed Site Plan, Hard and Soft Landscaping Layout, as received 8 June 2026

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

Condition 9 – Restrictions upon permitted development

This condition does not require approval of any details. As such, no details are approved as part of this decision.

Condition 10 – Restrictions on windows

This condition does not require approval of any details. As such, no details are approved as part of this decision.

Condition 11 – Construction Hours

This condition does not require approval of any details. As such, no details are approved as part of this decision.

Condition 12 – Construction Management Plan

The following is hereby approved pursuant to condition 12:

- The 'Arcadia Design Consultants', Construction Method Statement (Ref: PL/A724/D04A), as received 28 May 2026

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

Condition 13 – No burning of materials or green waste

This condition does not require approval of any details. As such, no details are approved as part of this decision.

Condition 14 – Provision of carparking space

This condition does not require approval of any details. As such, no details are approved as part of this decision.

Condition 15 – Vehicle Access

This condition does not require approval of any details. As such, no details are approved as part of this decision.

Condition 16 – Refuse and Recycling

This condition does not require approval of any details. As such, no details are approved as part of this decision.

Condition 17 – EV Charging

The following is hereby approved pursuant to condition 17:

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

- PL A724 D06 – EV Charging Point Specification

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

Informative 1 – Biodiversity Net Gain

Please note that the original permission was granted subject to the statutory condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease.

You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and "the biodiversity gain condition" has been discharged.

No details of the biodiversity gain plan has been submitted to the LPA for approval, and as such would be outstanding, and the development may not begin until such time that this condition is discharged.

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

AJS

Anthony Scholes
Principal Planning Officer