

Mark Borthwick
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Emma Gee
Executive Director for
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Our Ref: PL/26/0177
Your Ref:
PP-14689722
Direct: ☎
15 July 2026

Your contact is: Anthony Scholes, Planning

Dear Mr Borthwick

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0177

Application Type: Approval of details reserved by a condition

Location: 92, Albert Road, Caversham, Reading, RG4 7PL

Proposal: Application for Approval of Details Reserved by Conditions 4 (hard and soft landscaping), 6 (boundary treatment), 8 (Construction Method Statement) and 13 (Electric Vehicle Charging) of application PL/25/0425

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

Condition 4 – Hard and Soft Landscaping

The following is hereby approved pursuant to condition no. 4:

- The 'Planning Construction Method Statement' dated 7 April 2026, as received by the LPA on 26 May 2026
- The 'How to Install a Wheelie Bin Store' document relating to a 'Jacksons Fencing bin store', as received 26 May 2026
- Drawing No: PR11.5-304 – Garage Plans and Sections – Rev A, dated February 2026, as received 8 April 2026
- Drawing No: PR11.5-104 – Landscape Plan – Rev G, dated April 2026, as received 8 April 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 6 – Boundary Treatments

The following is hereby approved pursuant to condition no. 6

- Drawing No: PR11.5-104 – Landscape Plan – Rev G, dated April 2026, as received 8 April 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 8 – Construction Method Statement

The following is hereby approved pursuant to condition no. 8

- The 'Planning Construction Method Statement' dated 7 April 2026, as received by the LPA on 26 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 – Electric Vehicle Charging

The following is hereby approved pursuant to condition no. 13

- Drawing No: PR11.5-104 – Landscape Plan – Rev G, dated April 2026, as received 8 April 2026
- The 'Apex-7.3' Fast AC Single Outlet 7.2kW Tethered & Untethered chargers specification, as received 26 February 2026
- The 'Apex' Post for 7kW & 22 kW Single Mount, as received 26 February 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.

Informatives:

1. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
2. You advised that demolition, excavation, construction and related activity may harm adjacent trees and/or their Root Protection Areas (as defined by BS5837:2012). As such, it is recommended that protective fencing is erected prior to commencement of demolition and construction to protect both tree canopies and Root Protection Areas. If trees subject to a Tree Preservation Order are present or the site is within a Conservation Area, such protection measures are a necessity to prevent tree damage (potentially subject to enforcement action) and advice should be sought from the Natural Environment 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 address or the direct line as above.

Yours sincerely

AS

Anthony Scholes
Principal Planning Officer