

Oliver Fairman
Via email only
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Emma Gee
Executive Director for
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Civic Offices,
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Our Ref: PL/24/1416
Your Ref:
PP-13472774
Direct: ☎
3 August 2026

Your contact is: Ethne Humphreys, Planning

Dear Mr Fairman,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1416

Application Type: Approval of details reserved by a condition

Location: 103, Dee Road, Tilehurst, Reading, RG30 4FS

Proposal: Application for approval of details reserve by condition 33 (Accessible and Adaptable) relating to planning permission 221130.

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

Condition 33 (Accessible and Adaptable)

The details, as shown on the following:

Checklist to confirm compliance of external works Rev 1

Apartment Block – Core 01 – Ground Floor Communal Electrical Services Layout Rev 661-E-C1-00-100-60-200 C01

Apartment Block – Core 02 – Ground Floor Communal Electrical Services Layout Rev 6661-E-C2-00-100-60-200 C01

Apt Block 2 Ground Floor Compliance M4(2) & M4(3) APT-SP1-05-0-01 C8

Apt Block 1 Ground Floor Compliance M4(2) & M4(3) APT-SP1-05-0-02 C9

Apt Block 2 First Floor Compliance M4(2) & M4(3) APT-SP1-05-0-03 C4

Apt Block 1 First Floor Compliance M4(2) & M4(3) APT-SP1-05-0-04 C3

Apt Block 2 Second Floor Compliance M4(2) & M4(3) APT-SP1-05-0-05 C3

Apt Block 2 Second Floor Compliance M4(2) & M4(3) APT-SP1-05-0-06 C3

Coppersmith SP1 Ground Floor Compliance – M4(2) COPP-SP1-05-0-01 C4

Coppersmith SP1 First Floor Compliance – M4(2) COPP-SP1-05-0-02 C3

Fisher SP1 Ground Floor Compliance – M4(2) FISH-SP1-05-0-01 C4

Fisher SP1 First Floor Compliance – M4(2) FISH-SP1-05-0-02 C4

Fisher SP1 Second Floor Compliance – M4(2) FISH-SP1-05-0-03 C2

Lardner SP1 Ground Floor Compliance – M4(2) LARD-SP2-05-0-01C4

Lardner SP2 First Floor Compliance – M4(2) LARD-SP2-05-0-02 C2

Lardner SP2 Second Floor Compliance – M4(2) LARD-SP2-05-0-03 C2

Lardner SP3 Ground Floor Compliance – M4(2) LARD-SP3-05-0-01 C4

Lardner SP3 First Floor Compliance – M4(2) LARD-SP3-05-0-02 C2
Lardner SP3 Second Floor Compliance – M4(2) LARD-SP3-05-0-02 C2
Lardner SP4 Ground Floor Compliance – M4(2) LARD-SP4-05-0-01 C4
Lardner SP4 First Floor Compliance – M4(2) LARD-SP4-05-0-02 C2
Lardner SP4 Second Floor Compliance – M4(2) LARD-SP4-05-0-03 C2
Lardner SP5 Ground Floor Compliance – M4(2) LARD-SP5-05-0-01 C5
Lardner SP5 First Floor Compliance – M4(2) LARD-SP5-05-0-02 C4
Lardner SP5 Second Floor Compliance – M4(2) LARD-SP5-05-0-03 C5
Reedmaker SP1 Ground Floor Compliance – M4(2) REED-SP1-05-0-01 C3
Reedmaker SP1 First Floor Compliance – M4(2) REED-SP1-05-0-02 C4
Walker SP1 Ground Floor Compliance – M4(2) WALK-SP1-05-0-01C5
Walker SP1 First Floor Compliance – M4(2) WALK-SP1-05-0-02 C4
Walker SP1 Second Floor Compliance – M4(2) WALK-SP1-05-0-03 C4
Internal Services Cloaks WC & Washbasin Frontal Access for Cat-1-Visitable Dwellings Rev D
Received 24th November 2025

Are approved pursuant to condition 33.

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.

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

SDV

PP

Ethne Humphreys
Principal Planning Officer