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Emma Gee
Executive Director for
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Our Ref: PL/26/0760
Your Ref:
PP-14990734
Direct: ☎
4 September 2026

Your contact is: Anthony Scholes, Planning

Dear Mr David Vokes

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0760

Application Type: Approval of details reserved by a condition

Location: 67 Southcote Lane, Reading, RG30 3AQ

Proposal: Application for Approval of Details Reserved by Conditions 12, 15, 16 and 18 of application PL/22/0734

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

Condition 12 – SAP Final Certificate

The following is approved in accordance with condition 12:

- The Building Regulations England Part L (BREL) Compliance Report, dated 16 January 2025

Condition 15 – Hard and Soft Landscaping

The following is approved in accordance with condition 15:

- The 'Colony Architects', Boundary Strategy, Ref: 809/Boundary/05, dated September 2026, as received by the Local Planning Authority 4 September 2026
- Drawing No: 809-02-10 (Rev H) – Proposed Block Plan, dated September 2026, as received by the Local Planning Authority 4 September 2026
- The 'Colony Architects', Soft & Hard Landscaping Strategy, Ref: 809/Land/06, dated September 2026, as received by the Local Planning Authority 4 September 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 maintenance and any replacements).

Condition 16 – Boundary Treatments

The following is approved in accordance with condition 16:

- The 'Colony Architects', Boundary Strategy, Ref: 809/Boundary/05, dated September 2026, as received by the Local Planning Authority 4 September 2026
- Drawing No: 809-02-10 (Rev H) – Proposed Block Plan, dated September 2026, as received by the Local Planning Authority 4 September 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 18 – EV Charging Points

The following is approved in accordance with condition 18:

- Drawing No: 809-02-10 (Rev H) – Proposed Block Plan, dated September 2026, as received by the Local Planning Authority 4 September 2026
- The 'Sync Energy', Wall Charger 2 Socketed specifications, as received by the Local Planning Authority on 11 August 2026
- The 'Sync Energy', Wall Charger 2 Tethered & Socketed specifications, as received by the Local Planning Authority on 11 August 2026

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