

Covering Letter for the Approval of details reserved by a condition (discharge) application Ref: PP-14351775, in relation to the approved planning Ref: 240975 for a Rear Extension to The Thatch, Church Lane, Three Mile Cross, Reading, RG71HB.

The 'NOTIFICATION OF APPROVAL OF PLANNING PERMISSION' Ref: KPM22416 placed one specific pre commencement condition which is item 3 in the 'Conditions and Reasons' section and four more general conditions.

Below each numbered item is quoted in italics from the notification letter and preceded by statement of compliance.

1. The build will commence promptly upon discharge of the conditions well within the three years stipulated.

*"1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.*

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004)."*

2. The Construction Detail drawing accompanying this application reflect and align with the approved design.

*"2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 'Location Plan and Block Plan and Existing Plans and Elevations Rev. 2' and 'Proposed Plans and Elevations Rev. 4' received by the local planning authority on 29 April 2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.*

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

*Public: Information that can be seen and used by everyone inside and outside the Council."*

3. Details of the connection method are attached to this application and the 'Construction Details' drawing which will be submitted to building control subject to the approval and discharge of the condition. Images showing the construction arrangement taken from the 3D CAD model have been generated and included to aid understanding of the construction of the roof connection. There are images with the roof tile layer removed to clearly show the timber construction.

*"3. Notwithstanding the details submitted, no works shall be undertaken to remove or alter the existing roof of the lean-to, until details for the new extension roof structure have been submitted to and approved in writing by the local planning authority. The details shall set out how the pitched roof of the new extension would be incorporated into the roof structure of the lean-to and be connected/abutted to the main historic body of the dwelling. Works to form the roof to the new extension shall then be undertaken in accordance with the details as approved.*

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24."*

4. The fabric of the historic part of the property will remain untouched by the new section. All new wall construction will be finished in the same white finish as the rest of the property. The tiled roof will reuse where possible the tiles removed from the redundant section of the existing lean-to structure and additional clay tiles will be the same as the originals.

*“4. All new works and works to make good the retained fabric, whether internal or external, shall be finished and maintained to match the adjacent work in terms of methods used, material, colour, texture, and profile. Reason: To safeguard the special architectural or historic interest of the building.*

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.”*

5. There have been no circumstances identified during the detailing and planning of the construction project that will challenge the approved wording of the Great Crested Newt Statement made during the planning application.

*“5. The development hereby approved shall be carried out in accordance with the details as agreed in ‘Great Crested Newt Statement’ received by the Local Planning Authority on 29 April 2024. The measures contained within the report shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.*

*Reason: To minimise the impacts of development on biodiversity, in accordance with Policy TB21 of the MDD Local Plan, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.”*