

**CASE OFFICER'S (DTO) REPORT  
ON APPLICATION NUMBER  
24/01322/COND**



**Site: 9 Windmill Road  
Mortimer Common  
Reading  
RG7 3RN**

1. INTRODUCTION

This application is for the approval of details reserved by Conditions 3 (Schedule of materials), 4 (SUDS), 5 (Biodiversity measures), 6 (External Lighting), 9 (Electric Charging Point), 10 (Construction method statement), 12 (Footway/cycleway provision) and 13 (Visibility splays) of planning permission 23/02038/FUL - Erection of 4 no. 3 bed dwelling houses.

2. CONSIDERATION AND APPRAISAL

Condition 3 - Materials

Document submitted:

Materials Information received on 24 June 2024

Materials proposed:

Brick: Rural Blend Handmade, or similar Red Orange Purple Tonal  
Precast Stone - Reconstituted Stone - Light beige bath stone or similar  
Windows: Timber Windows by Arden Windows, finished in white  
Front door: Timber finished in Anthracite Grey  
Rear doors: Timber by Arden Windows, finished in white  
Roof Windows: Velux or similar  
Roof Slates: By Westerland Fire cement slate or similar  
Front Driveway Paving: Driveline Piora permeable paving in Bracken finish by Marshalls  
Rear Private Patio: By Riven Sandstone paving or similar  
Boundary Fence: Timber 6 ft x 6ft timber panel fence

The case officer reviewed the details of the materials and considered that the information submitted is acceptable and the condition can be discharged in part.

Condition 3 can therefore be discharged in part in accordance with the above information. To fully comply with the condition the development shall be carried out in accordance with the approved details.

Condition 4 - Sustainable Drainage

Document/Drawings submitted:

Flood Risk Assessment and Drainage Strategy Report reference 200.23053-ACE-ZZ-XX-RP-C-0001-P03 dated October 2024 received on 29 October 2024  
200.23053-ACE-00-ZZ-DR-C-1031-T2 Private Drainage Details 24 June 2024  
200.23053-ACE-00-ZZ-DR-1010 (Temporary Drainage Layout) received on 1 October 2024  
200.23053-ACE-00-ZZ-DR-1000 (Drainage Layout) received on 1 October 2024  
200.23053-ACE-00-ZZ-CA-C-0001-P3 (Drainage Calculations 100 Year Storm) received on 1 October 2024  
200.23053-ACE-00-ZZ-CA-C-0002-P3 (Drainage Calculations 30 Year Storm) received on 1 October 2024  
WM-MOT-XX-XX0-DR-C-0311 B (Proposed Levels, Contours and Drainage) received on 1 October 2024  
200.23053-ACE-00-ZZ-CA-C-0003-P3 (Drainage Calculations 2 Year Storm) received on 1 October 2024

The drainage engineer reviewed the details submitted and considered that the information submitted is acceptable and the condition can be discharged in part.

Condition 4 can therefore be discharged in part in accordance with the above information. To fully comply with the condition the development shall be carried out in accordance with the approved details.

#### Condition 5 - Biodiversity Measures

Documents submitted:

Condition 05: Biodiversity Enhancements received on 24 June 2024

The ecological officer reviewed the details submitted and considered that the information submitted is acceptable and the condition can be discharged in part.

Condition 5 can therefore be discharged in part in accordance with the above information. To fully comply with the condition the development shall be carried out in accordance with the approved details.

#### Condition 6 - External Lighting

Document/Drawings submitted:

Drawing no. WD\_P\_860 P01 (Proposed External Lighting Locations) received on 24 June 2024  
Brochure Xcite LED Lighting received on 24 June 2024  
Fusion Lamps Datasheet Essential 9.5W BC LED GLS Lamp Opal 2700K Project ref F9.5BCP received on 11 July 2024

The ecological officer reviewed the details submitted and considered that the information submitted is acceptable and the condition can be discharged in part.

Condition 6 can therefore be discharged in part in accordance with the above information. To fully comply with the condition the development shall be carried out in accordance with the approved details.

#### Condition 9 - Electric Charging Point

Documents submitted:

Condition 09: EV Charger Locations received on 24 June 2024  
Data Sheet by ROLECEV received on 24 June 2024

The highways officer reviewed the details submitted and considered that the information submitted is acceptable and the condition can be discharged in part.

Condition 9 can therefore be discharged in part in accordance with the above information. To fully comply with the condition the development shall be carried out in accordance with the approved details.

Condition 10 - Construction Method Statement

Documents submitted:

Construction Phase Health and Safety Plan by Kings Meadow Homes Revision C issued on 5 September 2024 received on 6 September 2024

The highways officer reviewed and confirmed that the information submitted is acceptable, and the condition can be discharged in part.

Condition 10 can therefore be discharged in part in accordance with the above information. To fully comply with the condition the development shall be carried out in accordance with the approved details.

Condition 12 - Footway/cycleway provision

Drawings submitted:

WM-MOT-XX-XX-DR-C-0200 B (Site Clearance) received on 1 October 2024

WM-MOT-XX-XX-DR-C-0300 B (Setting Out) received on 1 October 2024

WM-MOT-XX-XX-DR-C-0700 B (Construction Areas) received on 1 October 2024

WM-MOT-XX-XX-DR-C-0311 B (Proposed Levels, Contours and Drainage) received on 1 October 2024

The highways officer reviewed and confirmed that the information submitted is acceptable, and the condition can be discharged in part.

Condition 12 can therefore be discharged in part in accordance with the above information. To fully comply with the condition the development shall be carried out in accordance with the approved details.

Condition 13 - Visibility Splays

Drawing submitted:

WM-MOT-XX-XX-DR-C-0100 C General Arrangement and Visibility Splay received on 1 October 2024

The highways officer reviewed and confirmed that the information submitted is acceptable, and the condition can be discharged in part.

Condition 13 can therefore be discharged in part in accordance with the above information. To fully comply with the condition the development shall be carried out in accordance with the approved details.

3. CONCLUSION

The details submitted in relation to Conditions 3, 4, 5, 6, 9, 10, 12 and 13 are hereby approved by the Local Planning Authority. To fully comply with these conditions, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved document/drawings:

Materials Information received on 24 June 2024

Flood Risk Assessment and Drainage Strategy Report reference 200.23053-ACE-ZZ-XX-RP-C-0001-P03 dated October 2024 received on 29 October 2024

200.23053-ACE-00-ZZ-DR-C-1031-T2 Private Drainage Details 24 June 2024

200.23053-ACE-00-ZZ-DR-1010 (Temporary Drainage Layout) received on 1 October 2024

200.23053-ACE-00-ZZ-DR-1000 (Drainage Layout) received on 1 October 2024

200.23053-ACE-00-ZZ-CA-C-0001-P3 (Drainage Calculations 100 Year Storm) received on 1 October 2024

200.23053-ACE-00-ZZ-CA-C-0002-P3 (Drainage Calculations 30 Year Storm) received on 1 October 2024

WM-MOT-XX-XX0-DR-C-0311 B (Proposed Levels, Contours and Drainage) received on 1 October 2024

200.23053-ACE-00-ZZ-CA-C-0003-P3 (Drainage Calculations 2 Year Storm) received on 1 October 2024

Condition 05: Biodiversity Enhancements received on 24 June 2024

Drawing no. WD\_P\_860 P01 (Proposed External Lighting Locations) received on 24 June 2024

Brochure Xcite LED Lighting received on 24 June 2024

Condition 09: EV Charger Locations received on 24 June 2024

Data Sheet by ROLECEV received on 24 June 2024

Construction Phase Health and Safety Plan by Kings Meadow Homes Revision C issued on 5 September 2024 received on 6 September 2024

WM-MOT-XX-XX-DR-C-0200 B (Site Clearance) received on 1 October 2024

WM-MOT-XX-XX-DR-C-0300 B (Setting Out) received on 1 October 2024

WM-MOT-XX-XX-DR-C-0700 B (Construction Areas) received on 1 October 2024

WM-MOT-XX-XX-DR-C-0311 B (Proposed Levels, Contours and Drainage) received on 1 October 2024

WM-MOT-XX-XX-DR-C-0100 C General Arrangement and Visibility Splay received on 1 October 2024