

Reading Borough Council
Civic Offices
Bridge Street,
Reading,
RG1 2LU

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Tel. 07447066715
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10 January 2021
Our ref: RPS/READ/001
Your ref: PP-10534994

Dear Sir/Madam,

**24 Wantage Road Reading RG30 2SE
Renewal of expired planning permission 161760/FUL - Construction of 2 Semi detached houses at the rear of 24-26 Wantage Road with access from Wilson Road.**

On behalf of our client Mr Ajith Hettiaratchy, we enclose an application for the Renewal of expired planning permission 161760/FUL - Construction of 2 Semi detached houses at the rear of 24-26 Wantage Road with access from Wilson Road.

Planning Background

Planning Permission was originally granted with conditions under application ref: 161760/FUL dated 26 September 2018 for the construction of 2 Semi detached houses at the rear of 24-26 Wantage Road with access from Wilson Road. As part of the decision condition 1 was imposed.

Condition 1

The development hereby permitted shall begin within three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

The site subsequently benefited from consent for a variation of under ref: 191239- Application for removal or variation of condition 2 following grant of planning permission. (Application no 161760).

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Amended Location Plan No.A-1000 Rev A
- Amended Site Plan No.A-1030 Rev B
- Amended Block Plan No. A-1035 Rev D
- Amended Floor Plans No.A-1010 Rev D
- Amended Roof Plans No.A-1015 Rev C
- Amended Proposed Elevations No.A-1020 Rev C
- Proposed Street Scene No.1025 Rev C

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

Under the new consent condition 1 and 2 were reworded as detailed below.

1. The development hereby permitted shall begin within three years from the date of the original planning permission ref no: 161760/FUL as approved on 26 September 2018.

Reason: To prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No: 03 – Proposed street elevation

Drawing No: 04 Rev D – Proposed plot plan

As Received 3 October 2019

Drawing No: 01P Rev C – Proposed plans – ground and first floor

As Received 23 October 2019

Drawing No: 02P Rev C – Proposed plans – roof and loft

Drawing No: 03P Rev C – Proposed Elevations

As Received 28 October 2019

Reason: As permission is granted in respect of the development as detailed in the approved plans only.

The development has not been implemented and the applicant is therefore seeking to renew the expired planning permission however with the approved plans of condition 2 of the variation of condition 191239.

Application Submission

This application submission comprises the following:

-Signed and completed application form;

-Drawing No: 03 – Proposed street elevation

-Drawing No: 04 Rev D – Proposed plot plan

-Drawing No: 01P Rev C – Proposed plans – ground and first floor

-Drawing No: 02P Rev C – Proposed plans – roof and loft

-Drawing No: 03P Rev C – Proposed Elevations

In accordance with The Town and Country Planning (Fees for two new dwellings) (Amendment) England Regulations 2012, payment of 924.00 (plus service charge) has been made online via the planning portal.

Please do not hesitate to contact Benjamin Coffie (07447066715) should you have any questions regarding any of the above.

We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully

Benjamin Coffie