

**TOWN AND COUNTRY PLANNING ACT 1990**

**THE TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Eurohaus Germany Ltd  
196 High Road  
Wood Green  
London  
N22 8HH

Application No: 201310  
Application Type: HPA

**NOTIFICATION OF PROPOSED DEVELOPMENT UNDER CLASS A, PART 1,  
SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)**

**Applicant:** Tara Construction

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

**Proposal:** Rear extension measuring 6.0m in depth, with a maximum height of 3.8m, and 2.9m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

**At:** 96 Bath Road Reading RG30 2EU

**OTHER STATUTORY CONSENTS MAY BE REQUIRED**

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 14 October 2020



Head of Planning, Development  
& Regulatory Services *JFM*

**Application At:** 96 Bath Road Reading RG30 2EU

**Application No:** 201310

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The proposed single storey rear extension would accord with Policy CC8 of the Reading Borough Local Plan 2019. Prior approval is therefore granted under Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In accordance with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended):

1. The development shall be carried out in accordance with the details approved by the Local Planning Authority namely:

Drawing No: Site Location Plan 7922/001  
Drawing No: Plot Plan as Existing 7922/002  
Drawing No: Ground Floor as Existing 7922/003  
Drawing No: Roof Plan as Existing 7922/004  
Drawing No: Front Elevation as Existing and Proposed 7922/005  
Drawing No: Rear Elevation as Existing 7922/006  
Drawing No: West Elevation as Existing 7922/007  
Drawing No: East Elevation as Existing 7922/008  
Drawing No: Existing Photos 7922/009  
Drawing No: Plot Plan as Proposed 7922/101  
Drawing No: Ground Floor as Proposed 7922/011  
Drawing No: Roof Plan as Proposed 7922/012  
Drawing No: Rear Elevation as Proposed 7922/013  
Drawing No: Side Elevations as Proposed 7922/014  
Drawing No: Section AA as Existing and Proposed 7922/015  
Received by the Local Planning Authority on 17th September 2020

2. The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

### **INFORMATIVES**

1. Enforcement action may be taken if the development is not carried out in accordance with the submitted details and in accordance with all other requirements of Class A.

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2. This notice relates to proposed development in accordance with A.1.(g) of Part 1 of Schedule 2 to The Town and Country (General Permitted Development) Order 2015 (the GPDO) (as amended).

3. Permitted Development Rights under Part 1 apply only to dwelling houses as defined in the GPDO. Your property will not benefit from Permitted Development Rights and Planning Permission will be required if it contains one or more flats or is in non-residential use or only partly in residential use combined with some other use.

4. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

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