

TOWN AND COUNTRY PLANNING ACT 1990

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

To: HB planningservices
20 Wharfedale Gardens
Croydon
CR7 6LA

Application No: 200964
Application type: HPA Householder Prior
Approval - Class A, Part 1 GPDO 2015

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

Applicant: The Occupier

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **NOT REQUIRED** for the following proposal in accordance with the plans and supporting information submitted.

Proposal: Rear extension measuring 6 metres in depth, with a maximum height of 3 metres and 2.80 metres 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: 299 Southcote Lane Reading RG30 3BG

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 18 August 2020



Head of Planning, Development
& Regulatory Services *JFM*

Application At: 299 Southcote Lane Reading RG30 3BG

Application No: 200964

Application type: HPA Householder Prior Approval - Class A, Part 1 GPDO 2015

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

1. The development shall be carried out in accordance with the information submitted, namely:
 - a) The written description of the proposed development
 - b) The plan indicating the site and showing the proposed development unless otherwise agreed by the Local Planning Authority in writing.
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 completed in accordance with the submitted details and in accordance with all other requirements of Class A.
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). It does not confirm that the proposal would constitute Permitted Development in accordance with the other conditions and limitations in Part 1, neither does it certify that the proposed development would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990.
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 if it is in non-residential use, or only partly in residential use combined with some other use.
4. If you wish to obtain confirmation that the proposed development would be lawful and that no enforcement action could be taken against it, you can apply for a Certificate of Lawfulness. A fee is payable for this. Further information can be found on the Planning Portal:
https://www.planningportal.co.uk/info/200126/applications/60/consent_types/9

5. Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

Date: 18 August 2020



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6.Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

7.During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

8.Consideration was given to the following information received by the Local Planning Authority on 8th July 2020:

- Existing and Proposed Plans - 2020/001/01
- Existing and Proposed Elevations - 2020/002/02
- Proposed Block Plan - 2020/003/03
- Site Location Plan - 2020/004/04

Date: 18 August 2020



Head of Planning, Development
& Regulatory Services *JRM*