

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Mr Luke Hambleton
16 Hampden Road
Caversham
Reading
RG4 5ED

Application No: 200870
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: Mr Luke Hambleton

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 3.8m in depth, with a maximum height of 3.78m, and 2.85m 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 (Amended Description).

At: 16 Hampden Road Caversham Reading RG4 5ED

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 8 September 2020



Head of Planning, Development
& Regulatory Services *JFM*

Application At: 16 Hampden Road Caversham Reading RG4 5ED

Application No: 200870

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. Consideration was given to the following information received by the Local Planning Authority:
 - Existing Ground Floor Plan - 1250-01
 - Proposed Ground Floor Plan - 1250-05

Date: 8 September 2020



Head of Planning, Development
& Regulatory Services *JFM*



Reading
Borough Council

Working better with you

Received on 22/06/2020

- Location Plan - 100
- Block Plan - 101

Received on 01/07/2020

- Rear Elevations - 1250-09 A

Received on 13/08/2020

Date: 8 September 2020

Head of Planning, Development
& Regulatory Services *JFM*