

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Jeremy Butterworth
1st Floor Pinnacle
20 Tudor Road
Reading
RG1 1NH

Application No: 210717
Application type: Additional storey to
dwellinghouse - Class AA, Part1, Schedule 2
of the GPDO 2015 (as amended)

**APPLICATION FOR PRIOR APPROVAL UNDER CLASS AA, PART 1 OF
SCHEDULE 2 TO THE TOWN AND COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (as amended)**

Applicant: Mr Prabhu Repalle

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

Proposal: Additional storey to increase the height of the building by 2.3 metres. Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

At: 126 Surley Row, Emmer Green, Reading, RG4 8QD

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 1 July 2021



BCN
Head of Planning, Development
& Regulatory Services

Application At: 126 Surley Row, Emmer Green, Reading, RG4 8QD

Application No: 210717

Application type: Additional storey to dwellinghouse - Class AA, Part1, Schedule 2 of the GPDO 2015 (as amended)

CONDITIONS

1. The development permitted must be completed before the expiration of three years from the date of this prior approval.

REASON: To comply with the provisions of paragraph AA.2 (3) (c), Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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

DRG.01 - Location Plan

DRG.10 - Proposed Plans & Elevations

Received 7th May 2021

REASON: To comply with the provisions of paragraph AA.3 (1), Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

3. No development shall commence on site until the developer has provided the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.

REASON: To comply with the provisions of paragraph AA.2 (3) (b), Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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4. The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. That notification must be in writing and include—

- (i) the name of the developer;
- (ii) the address of the dwellinghouse; and
- (iii) the date of completion

REASON: To comply with the provisions of paragraph AA.2 (3) (d) and (e), Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

2. Your 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.

Date: 1 July 2021



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Head of Planning, Development
& Regulatory Services