



Reading
Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010**

To: The Archi & Tec
Ms Lucett Lample
32 Berkeley Avenue
Reading
RG1 6JE

Application No: 141039
Application type: HPA Householder Prior
Approval - Class A, Part 1 GPDO (2013
amendment)

**NOTIFICATION OF PROPOSED DEVELOPMENT UNDER CLASS A, PART 1,
SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995 (PRIOR APPROVAL)**

Applicant: Ms Pauline McIntosh

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 5m in depth, with a maximum height of 3.6m, and 2.8m 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) Order 1995 (as amended).

At: 112 Dee Road Tilehurst Reading RG30 4BL

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 1 August 2014

Head of Planning, Development
& Regulatory Services



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Application At: 112 Dee Road Tilehurst Reading RG30 4BL

Application No: 141039

Application type: HPA Householder Prior Approval - Class A, Part 1 GPDO (2013 amendment)

In accordance with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995:

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 development shall be completed on or before 30th May 2016
3. The developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion in writing, stating the name of the developer, the address or location of the development, and the date of completion.
4. 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 by 30th May 2016, or 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.(ea) of Part 1 of Schedule 2 to The Town and Country (General Permitted Development) Order 1995 (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 dwellinghouses as defined in the GPDO. If your property is in other residential use it will not benefit from Permitted Development Rights and Planning Permission will be required (e.g. it contains one or more flats, or is used for

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multiple occupation, or if it is in non-residential use, or only partly in residential use and 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 Council's website:

<http://www.reading.gov.uk/residents/planning-and-building-control/PlanningApplicationService/FormsandInformation/need-for-planning-permission/>

and on the Planning Portal:

<http://www.planningportal.gov.uk/permission/next/lawfuldevelopmentcertificate>

5. The applicant is advised that the proposed side extension, conversion of the garage and the front canopy as shown on the submitted drawings have not been considered as part of this Householder Prior Approval Application. The applicant should apply for a Lawful Development Certificate for a Proposed Use should they wish to confirm whether the proposals are permitted development.

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