

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Mr Nicholas Redrup
23 Shepherds Lane
Caversham
Reading
Berkshire
RG4 7JJ

Application No: 200341
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 Nicholas Redrup

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 3m, and 3m 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: 23 Shepherds Lane Caversham Reading RG4 7JJ

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28 April 2020



BCN

Head of Planning, Development
& Regulatory Services

Application At: 23 Shepherds Lane Caversham Reading RG4 7JJ

Application No: 200341

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

Date: 28 April 2020



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