

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Miss Tamina Kulsoom
148 Linden Road
Reading
RG2 7EH

Application No: 201092
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: Miss Tamina Kulsoom

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 6.0m in depth, with a maximum height of 3.0m, and 3.0m 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: 148 Linden Road Reading RG2 7EH

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 October 2020



Head of Planning, Development
& Regulatory Services *JFM*

Application At: 148 Linden Road Reading RG2 7EH

Application No: 201092

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).
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:

- Location and Site Plan
Received on 31/07/2020
- Proposed Plan - 2
- Existing Rear Elevation + Proposed Rear Elevation - 3
- Side Elevation/Section - 4
Received on 26/08/2020

Date: 7 October 2020



Head of Planning, Development
& Regulatory Services *JFM*