

TOWN AND COUNTRY PLANNING ACT 1990

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

To: ALEX D architects Ltd
Bassetsbury Barn
Bassetsbury Lane
High Wycombe
HP11 1QX

Application No: 191774
Application Type: HPA

**NOTIFICATION OF PROPOSED DEVELOPMENT UNDER CLASS A, PART 1,
SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Ms Laura Hardiman

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Rear extension measuring 3.8m in depth, with a maximum height of 3.34m 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)(England) Order 2015

At: 18 Hampden Road Caversham Reading RG4 5ED

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 17 Dec. 19



BCN

Head of Planning, Development
& Regulatory Services

Application At: 18 Hampden Road Caversham Reading RG4 5ED

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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 details approved by the Local Planning Authority namely:

The proposed single storey rear extension would accord with Policy DM4 of the Sites and Detailed Policies Document. Prior approval is therefore granted under Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015.

Consideration was given to the following information received by the Local Planning Authority on 05/11/19:

Location Plan

Block Plan

Existing Plans and Elevations

Proposed Plans and Elevations

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 carried out 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 is in non-residential use or only partly in residential use combined with some other use.

Date: 17 Dec. 19



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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

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