

Mr and Mrs Smithers
46 Southdown Road
Emmer Green
Reading
RG4 8RN

Answer

Director of Environment
Anita Cacchioli
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Email:
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Our Ref: 03/00789/FUL/SKH
Your Ref:

Date: 9th December 2004

Your contact is: Sarah Houmoller: Planning

9/Dec/04

Without Prejudice

Dear Mr and Mrs Smithers,

Re: 46 Southdown Road, Emmer Green, Reading, RG4 8RN
Application No: 03/00789/FUL and 04/00218/COU

I am writing with regard to the enforcement enquiry regarding the use of part of the garage building granted permission under application no. 03/00789/FUL as a residential annexe to the main dwelling at the above address.

I have concluded that the use of part of this building as a residential annex to the main dwelling is acceptable providing its occupancy is ancillary to the residential use of the dwelling at 46 Southdown Road. Condition 3 of permission 03/00789/FUL states that:

"The garage and extensions to the garage hereby permitted shall not be used/occupied at any time other than for purposes ancillary to the residential use of the dwelling at 46 Southdown Road. Reason: In the interests of the amenities of the surrounding residents."

Therefore, as the residential element of the building is currently used as an annex for a nanny to your children living at of 46 Southdown Road as confirmed by Mrs Smithers on the site visit to the property on 21st July 2004, its use appears to be ancillary to that of the main dwelling and does not contravene the above condition.

It should be noted that on the estate agent's (Farmer and Dyer) advertisement for the property, the garage building is described as including a 'split level apartment/ annex.' This description should not include 'apartment' as this implies a separate dwelling whereas permission has only been granted for uses that are ancillary to the main dwelling.

Please do not hesitate to contact me if you require any further information or advice.



Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Houmoller', written in a cursive style.

Sarah Houmoller
Planner (North Team)