

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Robert Wilkosz
216 High Street
Langley
Slough
SL3 8LL

Application No: 180727
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: The Occupier

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 4m 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: 85 Spencer Road Reading RG2 8TP

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 31 May 2018



Head of Planning, Development
& Regulatory Services

Application At: 85 Spencer Road Reading RG2 8TP

Application No: 180727

Application type: HPA

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:

Block Plan

Proposed Floor and Roof Plans

Proposed Elevations

2. The development shall be completed on or before 30th May 2019

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.

5. 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.

INFORMATIVES

1. Enforcement action may be taken if the development is not completed by 30th May 2019, or 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.



Date: 31 May 2018

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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.

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>

Date: 31 May 2018



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