

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (as amended by
section 10 of the Planning and Compensation Act 1991)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
: ARTICLE 39**

To: Domud Design Associates
The Gatehouse
Sonning Lane
Sonning
Reading
RG4 6SJ

Application No: 172231
Application type: Certificate of Lawfulness -
Proposed Use or Development

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)
REFUSAL NOTICE**

Applicant: Ms Cayley Ennett

The Reading Borough Council hereby notify you that your application received on **13 December 2017** for a certificate of lawful use or development (within the meaning of section 192 of the Town and Country Planning Act 1990) for the use/operations/matter described in the First Schedule in respect of the land specified in the Second Schedule is REFUSED for the reasons below:

1. That the proposed extension would run along the boundary with the neighbouring property 15 Hemdean Road and would be 5.2m from ground level, and therefore would not comply with paragraph A.1(i) of Class A.
2. That the proposed two storey extension will wrap around the two storey projection of the original house. As such, the proposed extension will extend beyond a wall forming a side elevation of the original dwelling house, will exceed 4m in height (max. height 6.3m), have more than one storey and have a width greater than half the width of the original dwelling house (it would run the full width of the property). As such the proposal does not comply with the stipulations of this paragraph A.1(j) of Class A. The extension therefore fails to meet the Permitted Development criteria as stated Under Class A.1(i) and A.1(j) of Part 1, Schedule 2, of The Town and Country Planning (General Permitted Development)

The refusal relates only to the following plans and drawings as received by the local planning authority on 13th December 2017: Drawing No: EHP/17/1 - Proposed and Existing Plans and Elevations (England) Order 2015 (as amended).

SFB



Date: 7 February 2018

Head of Planning, Development
& Regulatory Services



Reading
Borough Council
Working better with you

First Schedule

Two storey rear extension and front porch

Second Schedule

17 Hemdean Road Caversham Reading RG4 7SY



Please read the notes attached.

SFB

Date: 7 February 2018

Head of Planning, Development
& Regulatory Services

Notes

1. If you are aggrieved by the decision of the Council, you may appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990.

Further information can be viewed at:

<http://www.planningportal.gov.uk/planning/appeals/otherappealscasework/lawfuldevelopment>