

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR PLANNING PERMISSION IN ACCORDANCE WITH REGULATION 3
OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

To: Reading Borough Council
19 Bennet Road
Reading
RG2 0QX

Application No: 180867
Application type: Regulation 3 Planning
Approval

Applicant: Reading Borough Council

In accordance with Section 70 of the Town and Country Planning Act 1990 and the above mentioned Regulations READING BOROUGH COUNCIL as local planning authority hereby **GRANT** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Part retrospective: Single storey rear extension

At: 773 Oxford Road Tilehurst Reading RG30 6TU

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 25 July 2018



Head of Planning, Development
& Regulatory Services

Application At: 773 Oxford Road Tilehurst Reading RG30 6TU

Application No: 180867

Application type: Regulation 3 Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall match those used on the existing building.

Reason: as no details of the materials have been submitted and in the interests of ensuring that the new development appears in keeping with the existing building.

Policy DM9 (House Extensions and Ancillary Accommodation) Sites and Detailed Policies Document

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No: Location Plan OXR-L1

Drawing No: Block Plan OXR-BP1

Drawing No: Site Plan Proposed OXR-SP2

Drawing No: Ground Floor Plan Proposed OXR-AP2A

Drawing No: Rear and Side Elevations Proposed OXR-E2A

Received 25th May 2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires



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associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the eight week time period.



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