

TOWN AND COUNTRY PLANNING ACT 1990

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

To: M D Howlett Associates Ltd.
76 Kidmore Road
Caversham
Reading
RG4 7NA

Application No: 180812
Application type: HPA Householder Prior
Approval - Class A, Part 1 GPDO 2015

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

Applicant: Mr I Mushtaq

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **NOT REQUIRED** for the following proposal in accordance with the plans and supporting information submitted.

Proposal: Rear extension measuring 4.5 metres in depth, with a maximum height of 3.85 metres and 3.0 metres 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: 58 Donnington Road Reading RG1 5ND

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 18 June 2018



Head of Planning, Development
& Regulatory Services

Application At: 58 Donnington Road Reading RG1 5ND

Application No: 180812

Application type: HPA Householder Prior Approval - Class A, Part 1 GPDO 2015

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 information submitted, namely:
 - a) The written description of the proposed development
 - b) The plans indicating the site and showing the proposed development unless otherwise agreed by the Local Planning Authority in writing.
 - Drawing No: 1185/3/a - Block Plan
 - Drawing No: 1185/23 - Proposed Floor Plans and 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.

INFORMATIVES

1. Enforcement action may be taken if the development is not completed by 30th May 2019, or if the development is not completed 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 if it is in non-residential use, or only partly in residential use combined with some other use.

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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 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>

5. Article 4 Direction Area advice

Reading Borough Council made an Article 4 Direction in May 2012, which came into force on 16th May 2013, which removes permitted development rights to convert from a dwellinghouse (C3 use) to a house in multiple occupation (C4 - small HMO for 3-6 unrelated persons sharing at least one basic amenity) in parts of Redlands, Katesgrove and Park Wards. The application site is in the Article 4 Direction Area and our records show that the property is currently a dwellinghouse (C3 use).

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