

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Gianfranco Cipolla Architects LLP
23a Foxley Lane
Purley
CR8 3EH

Application No: 171675
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 1995 and as amended 2016**

Applicant: Pioneer Homez Ltd

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 5 metres in depth, with a maximum height of 4 metres, and 2.782 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 (amended description).

At: 96 Bath Road Reading RG30 2EU

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 25 October 2017



Head of Planning, Development
& Regulatory Services

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Application At: 96 Bath Road Reading RG30 2EU

Application No: 171675

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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:

The proposed rear extension, in its revised form, is not considered to impact on the amenity of adjoining properties and 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.

Consideration was given to the following information received by the Local Planning Authority on 11th October 2017:

Drawing No: 1424-EL-02B - Proposed North and South Elevations, dated 10 October 2017.

Drawing No: 1424-PL-03B - Proposed Ground Floor Plan, dated 10 October 2016

Drawing No: 1424-EL-04B - Proposed Front and Rear Elevations, dated 10 October 2017. [The Proposed Street Elevation is specifically excluded from this Approval]

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

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 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

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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. If your property is in other residential use it will not benefit from Permitted Development Rights and Planning Permission will be required (e.g. it contains one or more flats, or is used for multiple occupation, or if it is in non-residential use, or only partly in residential use and 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>



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