

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Mr B. Clarke
60 Prospect Street
Caversham
Reading
RG4 8JN

Application No: 170791
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 (PRIOR APPROVAL)**

Applicant: Mr B. Clarke

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 6.0m in depth, with a maximum height of 3.2m, and 2.67m 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 (as amended).

At: 60 Prospect Street Caversham Reading RG4 8JN

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 18 July 2017



Head of Planning, Development
& Regulatory Services *JFM*

Application At: 60 Prospect Street Caversham Reading RG4 8JN

Application No: 170791

Application type: HPA

In accordance with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015:

The proposed rear extension is not considered to have an unacceptable 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 ("the 2015 Order"), as amended.

1. Consideration was given to the following information received by the Local Planning Authority on 26th May 2017

Drawing No: 60PS/03 - Site and Location Plan

Drawing No: 60PS/01 - Existing Plans and Elevations

And the following, received on 17th July 2017

Drawing No: 60PS/02 A - Proposed 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 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).

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



Date: 18 July 2017

Head of Planning, Development
& Regulatory Services *JFM*

multiple occupation, or if it is in non-residential use, or only partly in residential use and combined with some other use).

4. For the avoidance of doubt, the proposed works to the roof and rear elevation of the existing single storey rear projection at this property, as shown in Drawing No: 6-PS/02 A - Proposed Plans and Elevations, as received by the LPA on 17th July 2017, are not considered part of the proposal considered under this application.



Date: 18 July 2017

Head of Planning, Development
& Regulatory Services *JFM*