

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2016**

To: Berkshire Home Build
56 Gainsborough Road
Reading
RG30 3BZ

Application No: 170754
Application type: Householder Prior Approval
- Class A, Part 1 GPDO 2015

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS O, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AMENDMENT)
ORDER 2016**

Applicant: Mrs Cat Burton

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

Proposal: Rear extension measuring 3.73m in depth, with a maximum height of 3.41m, and 3.0m 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: 79 Gosbrook Road Caversham Reading RG4 8BN

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 22 June 2017



Head of Planning, Development
& Regulatory Services *J.B.M.*

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CONDITIONS

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

1. The development shall be carried out in accordance with the information submitted, namely:
 - a) The written description of the proposed development
 - b) The plan indicating the site and showing the proposed development unless otherwise agreed by the Local Planning Authority in writing.
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).
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



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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-buildingcontrol/PlanningApplicationService/FormsandInformation/need-for-planning-permission/>

and on the Planning Portal: <http://www.planningportal.co.uk>

5. Separate approval under the Building Regulations may be required for these works. Please contact the RBC Building Control Service on (0118) 937 3338.
6. Consideration was given to the following information received by the Local Planning Authority:

The following drawing received on 12th May 2017:
Sheet 02 rev.P2 - Existing Plan and Elevations

And the following received 21st June 2017
Sheet 01 rev.P2 - Location and Block Plans
Sheet 03 rev.P4A - Proposed Plan and Elevations



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