

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Woolhampton Design Centre
Station Road
Woolhampton
Reading
RG7 5SE

Application No: 170790
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 (PRIOR APPROVAL)**

Applicant: Mr Shakeel Khan

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 extensions measuring 4.2m & 3.9m in depth, with a maximum height of 2.9m & 3.0m, and 3m 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: 72 Cholmeley Road Reading RG1 3NB

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28 June 2017



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

Application At: 72 Cholmeley Road Reading RG1 3NB

Application No: 170790

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 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 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>



Date: 28 June 2017

Head of Planning, Development
& Regulatory Services *JFM*

and on the Planning Portal:

<http://www.planningportal.co.uk>

5. For the avoidance of doubt, the roof extension, shown in Drawing no: 17/011/02 - Proposed floor plans and elevations and Drawing No: 17/011/03 - R.H. side elevations, received by the Local Planning Authority on 17th May 2017, is not included in this proposal.

6. Consideration was given to the following information received by the Local Planning Authority on 17th May 2017:

Location Map

Drawing No: 17/011/02 - Existing floor plans and elevations

Drawing No: 17/011/02 - Proposed floor plans and elevations

Drawing No: 17/011/03 - R.H. Side Elevations

Drawing No: 17/011/04 - Block Plan



Date: 28 June 2017

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