

Application At: 62 Elmhurst Road Reading RG1 5HY

Application No: 131518

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The permission relates only to the following plans and drawings: AWA13.02.01 REV B. Block and Location Plan Recd 03/12/2013 AWA13.02.02 REV C. Site Plan Recd 09/12/2013

AWA13.02.05 REV B. Plans Proposed Recd 03/12/2013

AWA13.02.06 REV B. Elevations Proposed Recd 03/12/2013

Reason: For the avoidance of doubt and in the interests of proper planning.

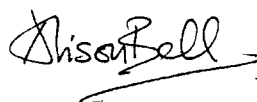
3. The materials to be used in the construction of the external surfaces of this development shall match those used on the existing building. Reason: in the interests of ensuring that the new development appears in keeping with the existing building Policy DM9 (House Extensions and Ancillary Accommodation) Sites and Detailed Policies Document

INFORMATIVES

1. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control.

2. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application, including agreeing to extend the time for dealing with the application to allow for amended plans to be submitted.

Date: 24 January 2014



Director of Environment
& Neighbourhood Services