

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR PRIOR APPROVAL**

To: M D Howlett Associates Ltd
11 Prospect Street
Caversham
Reading
RG4 8JB

Application No: PL/25/0554
Application type: Prior approval Part 1 Class
A.1(ea): Larger home extension

**Application for prior approval of a proposed:
Enlargement of a dwellinghouse by construction of additional storeys
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 1, Class AA**

Applicant: Mr Iqbal

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **REFUSED** for the following proposal in accordance with the plans and supporting information submitted.

Proposal: Rear extension measuring 5.45m in depth, with a maximum height of 3.115m, and 2.63m 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: 70 GRANGE AVENUE, READING, RG6 1DL

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 21 May 2025



EH

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: 70 GRANGE AVENUE, READING, RG6 1DL

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CONDITIONS & REASONS

1. The proposed development does not constitute permitted development under Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the proposed development would not be solely within the curtilage of the dwellinghouse. As such, the proposed development is not considered lawful and therefore planning permission from the Local Planning Authority is required.

INFORMATIVES

1. The application hereby refused has been considered against the following plan(s) and/or document(s) submitted with the application:
 - [900/13] Block and Location Plans – 22 Nov 2024
 - [900/11] Ground Floor as Existing – Mar 2025
 - [900/12] Ground Floor as Proposed – Mar 2025
 - [900] Planning Letter – 8 Apr 2025PLANS AND DOCUMENTS CONSIDERED RECIEVED 20/01/2025
2. The Local Planning Authority has worked positively and proactively with the applicant and offered the applicant opportunity to withdraw the application. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse prior approval has been taken.

Date: 21 May 2025



EH

**Acting Assistant Director, Planning,
Transport & Public Protection**