



Reading
Borough Council
Working better with you

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (as amended by
section 10 of the Planning and Compensation Act 1991)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
: ARTICLE 39**

To: HAC Designs
Wyvols Court
Basingstoke Road
Swallowfield
Reading
RG7 1WY

Application No: 200909
Application type: Certificate of Lawfulness -
Proposed Use or Development

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)
REFUSAL NOTICE**

Applicant: Mrs Rhiannon David

The Reading Borough Council hereby notify you that your application received on **29 June 2020** for a certificate of lawful use or development (within the meaning of section 192 of the Town and Country Planning Act 1990) for the use/operations/matter described in the First Schedule in respect of the land specified in the Second Schedule is REFUSED for the reasons below:

1. The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A and B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and a Certificate of Lawfulness should not be granted for the proposed second storey rear extension on the basis of the drawings;

Dwg No: 19125PP-22 Proposed First Floor Plan

Dwg No: 19125PP-23 Proposed Elevations

Dwg No: 19125PP-24 Location Plan

Dwg No: 19125PP-25 Block Plan

As received 30 June 2020

as these show that the increased eaves height, within 2 metres of the boundary, would exceed 3 metres in height. These also show that not all of the rear boundary of the site would lie 7 metres away from the proposed new rear elevation.

Date: 9 April 2021

RJE

Head of Planning, Development
& Regulatory Services

First Schedule

Lawful Development Certificate for a Proposed second storey rear extension.

Second Schedule

29 Argyle Street Reading RG1 7YP



Please read the notes attached.

Date: 9 April 2021



RJE
Head of Planning, Development
& Regulatory Services

Notes

If you are aggrieved by the decision of the Council, you may appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.