

**TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 and 192 (as amended
by section 10 of the Planning and Compensation Act 1991)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
: ARTICLE 35 CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

To: Mr David Lynch
16 De Montfort Road
Reading
RG1 8DL

Application No: 200684
Application type: Certificate of Lawfulness -
Existing Development

Applicant: Mr David Lynch

The Reading Borough Council hereby certify that on **26 May 2020** the matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate, and edged red on the plan below was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. On the basis of the available evidence and on the balance of probabilities, it is considered that a ground floor extension has been substantially completed at the site for a period exceeding 4 years and is therefore immune to enforcement action. It is therefore considered a Certificate of Lawfulness should be granted.

First Schedule: Certificate of Lawfulness for existing Single storey rear extension (conservatory).

Second Schedule: 16 De Montfort Road Reading RG1 8DL

Date: 31 July 2020



Head of Planning, Development
& Regulatory Services *JPM*



INFORMATIVES

1. As per NPPF Planning Practice Guidance - Lawful Development Certificates (Paragraph 004 ID: 17c-004-20140306) this certificate applies only to the lawfulness of the development in accordance with planning legislation. It does not remove the need to comply with any other legal requirements such as Building Regulations.
2. In reaching this decision, the local planning authority has taken into account the following information submitted by the applicant:

Historic Aerial Photographs of 16 De Montfort Road, Reading RG1 8DL
Location Plan
Block Plan on 10/07/2020
Existing Plan 1281/1
Application form

Date: 31 July 2020

Head of Planning, Development
& Regulatory Services *JPM*

Notes

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the above plan. Any use/operations/matters which is/are materially different from that/those described or which relate/s to other land may render the owner or occupier liable to enforcement action.
4. 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.

Further information can be viewed at: <https://acp.planninginspectorate.gov.uk/>