

**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: SA Associates  
22 Windsor Road  
Slough  
SL1 2EJ

Application No: 201737  
Application type: Certificate of Lawfulness -  
Proposed Use or Development

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

**Applicant:** Mr Kamran Qureshi

The Reading Borough Council hereby notify you that your application received on **6 December 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. It has not been demonstrated that the proposed outbuilding would be genuinely and reasonably required by the applicant, or necessary in order to accommodate the proposed uses and thus achieve an incidental purpose.
2. The refusal relates only to the following plans and drawings as received by the local planning authority:
  - Drawing No: 1999/PL/01 - Existing Floor Plans
  - Drawing No: 1999/PL/02 - Existing Roof Plans
  - Drawing No: 1999/PL/03 - Existing Elevations
  - Drawing No: 1999/PL/04 - Proposed Floor Plans
  - Drawing No: 1999/PL/05 - Proposed Floor Plans
  - Drawing No: 1999/PL/06 - Proposed Elevations
  - Drawing No: 1999/PL/07 - Outbuilding Floor Plans and Elevations
  - Drawing No: 1999/PL/08 - Location and Block Plans

Date: 11 Feb. 21



BCN

Head of Planning, Development  
& Regulatory Services



**Reading**  
Borough Council  
Working better with you

**First Schedule**

Certificate of Lawfulness for proposed loft conversion with rear dormer and single storey rear outbuilding

**Second Schedule**

24 Brayford Road Reading RG2 8LT

Please read the notes attached.

Date: 11 Feb. 21

*BCN*

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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

## Second Schedule:

