

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 39

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

To: Space Office Limited
104 Westfield Road
Caversham
Reading
RG4 8HJ

Application No: 200910
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Mr M Zamir

The Reading Borough Council hereby certify that on **29/06/2020** the use/operations/matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate, and edged black on the attached plan would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

First Schedule: Certificate of Lawfulness for proposed:

- part single and part double storey rear extension,
- single storey side extension,
- single storey front porch,
- hip-to-gable roof extension,
- rear dormer,
- roof lights, and
- new hardstanding to front with dropped kerb.

Second Schedule: 10 Pegs Green Close Reading RG30 2NH

Date: 24 August 2020



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Head of Planning, Development
& Regulatory Services

CONDITIONS & REASONS

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Classes A, B, C, D and F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It can be confirmed that the proposed operation would be lawful for planning purposes if the development is carried out as shown on the submitted drawings:

Drawing No: P2010-01 - Location Plan and Block Plan (received 29/06/2020)

Drawing No: P2010-02 - Existing Floor Plans (received 29/06/2020)

Drawing No: P2010-03 - Existing Elevations (received 29/06/2020)

Drawing No: P2010-04 A - Proposed Floor Plans (received 05/08/2020)

Drawing No: P2010-05 A - Proposed Elevations (received 05/08/2020)

Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development of part single and part double storey rear extension, single storey side extension, single storey front porch extension, hip-to-gable roof extension, rear dormer, roof lights, and new hardstanding to front with dropped kerb.

INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact BuildingControl.reading.gov.uk for advice.
2. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
3. 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. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
4. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if

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bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>

5. This certificate has been issued on the basis of the existing C3 (or C4) planning use of the property, utilising the property's permitted development rights. Furthermore, due to the resulting increase in size of the dwelling if all of the extensions referred to in this certificate were built, you are reminded that planning permission is required to convert from a dwellinghouse (C3 use) to a house in multiple occupation (Sui Generis large HMO class) for more than 6 unrelated persons sharing.

6. The Council's Highways section should be contacted (go to [www.reading.gov.uk/transport/traffic & roads/maintenance and roadworks](http://www.reading.gov.uk/transport/traffic%20&%20roads/maintenance%20and%20roadworks))) to agree the access construction details before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

7. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website

8. For the privacy of both properties it is advised that the side facing high level window in the single storey rear extension should be obscure glazed and installed so not capable of opening over land which is not in the landowner's control.

Date: 24 August 2020



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Site plan



Date: 24 August 2020



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Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus, would not have been 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 attached plan. Any use/operations/matter 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. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
5. 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/>