

**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: Lorraine Leary
2 Midsummer Meadow
Caversham
Reading
RG4 7XD

Application No: 181677
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Lorraine Leary

The Reading Borough Council hereby certify that on **6 September 2019** the use/operations/matter described in the First Schedule to this certificate in respect of the outbuilding on land specified in the Second Schedule to this certificate and identified as “cabin” on the attached plan was/were lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. In the absence of the information or evidence to contradict or make the applicant’s version less probable, on balance, it is considered that the no material change of use has occurred as a result of using the existing outbuilding as a dog grooming service for up to 6 dogs per day/per week involving bathing and clipping. It is therefore considered a Certificate of Lawfulness for the existing use as applied for should be granted.

First Schedule: Certificate to confirm if the existing use of the garden building for a dog grooming service for up to 6 dogs per day/per week involving bathing and clipping is lawful in planning terms.

Second Schedule: 2 Midsummer Meadow, Caversham, Reading RG4 7XD

Date: 30 October 2019



Head of Planning, Development
& Regulatory Services

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 use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule was/were lawful, on the specified date and, thus, was not/were 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 attached 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/>

