

**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: Miss Sian Green
242 Gosbrook Road
Caversham
Reading
RG4 8EA

Application No: 191796
Application type: Certificate of Lawfulness -
Proposed Use or Development

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)
REFUSAL NOTICE

Applicant: Miss Sian Green

The Reading Borough Council hereby notify you that your application received on **19 November 2019** 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 size and scale of the swimming pool in relation to the main dwelling house and the applicant's indication that the pool will be used for business purposes, would mean the building does not constitute a use incidental to the enjoyment of the main dwelling.

This Certificate of Lawfulness application has therefore failed to demonstrate compliance with Class E of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

Date: 20 January 2020



BCN

Head of Planning, Development
& Regulatory Services

First Schedule

Application for a Lawful Development Certificate for a swimming pool with enclosure for the purpose incidental to the enjoyment of the house.

Second Schedule

242 Gosbrook Road Caversham Reading RG4 8EA

Please read the notes attached.

Date: 20 January 2020



BCN

Head of Planning, Development
& Regulatory Services



Reading
Borough Council
Working better with you

SCHEDULE 2: site location plan



Date: 20 January 2020

BCN

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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.