

**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: Architectural Services
55 Penwood Heights
Highclere
Newbury
RG20 9EZ

Application No: 182007
Application type: Certificate of Lawfulness -
Proposed Use or Development

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)
REFUSAL NOTICE

Applicant: Mr Safdar Hussain

The Reading Borough Council hereby notify you that your application received on **14 November 2018** 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:

First Schedule

Application for a Lawful Development Certificate for a proposed change of use of existing garage and store to a residential annex and creation of additional parking

Second Schedule

77 Whitley Wood Road Reading RG2 8HY

Please read the notes attached.

Date: 9 January 2019



Head of Planning, Development
& Regulatory Services

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Reasons

The proposal has been assessed against Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and it has been confirmed that the proposal would not be lawful, on the basis of the following submitted drawings, as received on 14th November 2018:

Location Plan

Existing Elevations and Floor Plan - Drawing no: WWR2

Block Plan [proposed]

Proposed Elevations, Section, Floor & Roof Plans - Drawing no: WWR 1

Proposed Parking Layout

Therefore the Local Planning Authority will not, on this occasion, issue the applicant with a Certificate of Lawfulness for the proposed development.

Date: 9 January 2019



Head of Planning, Development
& Regulatory Services

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Notes

1. 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:

<http://www.planningportal.gov.uk/planning/appeals/otherappealscasework/lawfuldevelopment>

