

**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: ET Planning
Beechey House
87 Church Street
Crowthorne
RG45 7AW

Application No: 190425
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr Heys

The Reading Borough Council hereby certify that on **15 March 2019** 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 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. On the basis of the available evidence and on the balance of probabilities, it is considered that the existing two dormer windows on the western flank elevation of the dwellinghouse at Church House (Land to the rear of 1 Wokingham Road) St Helens Court, Wokingham Road, Reading RG6 1LE have been in place for a period of over 10 years and are therefore immune from enforcement action. It is therefore considered a Certificate of Lawfulness for the existing two dormer windows on the western flank elevation of the dwellinghouse at Church House (Land to the rear of 1 Wokingham Road) St Helens Court, Wokingham Road, Reading RG6 1LE should be granted, as shown on the location plan, elevations and site plan, reference 265-(A2)-00 received 15th March 2019.

First Schedule: Certificate of lawfulness for the existence of two dormer windows on the western flank elevation of the dwelling house

Second Schedule: Land to the rear of 1 Wokingham Road Reading RG6 1LE

Date: 9 May 2019



Head of Planning, Development & Regulatory Services *RE*

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/>