

**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: Michael Aubrey Partnership  
6 Ivanhoe Road  
Finchampstead  
RG40 4QQ

Application No: 181352  
Application type: Certificate of Lawfulness -  
Proposed Use or Development

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)  
REFUSAL NOTICE**

**Applicant:** Mrs S Moreira

The Reading Borough Council hereby notify you that your application received on **2 August 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:

1. The proposal has been assessed against the Town and Country Planning Act 1990 (as amended), Class A and Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and it has been confirmed that the proposal would not be lawful and a certificate should not be granted in this instance for the following reasons:

Class A.1 (f), Part 1, Schedule 2: the extension is 4.8m in length

Class E.1(h), Part 1, Schedule 2: the proposed raised platform, constituting decking, measures a height of 0.4 metres.

Plans considered:

All drawings received on 2nd August 2018:

MAP/C3157/001 - Location & Site Level Plans- Proposed GA

MAP/C3157/180 - Elevations - Existing GA

MAP/C3157/113 - Ground Level Plan - Existing GA

MAP/C3157/123 - First Level Plan - Existing GA

MAP/C3157/143 - Roof Level Plan - Existing GA

MAP/C3157/280 - Elevations Proposed GA

MAP/C3157/223 - First Level Plan - Proposed GA



Date: 27 September 2018

Head of Planning, Development & Regulatory Services *RE*

MAP/C3157/213 - Ground Level Plan - Proposed  
MAP/C3157/243 - Roof Level Plan - Proposed GA

Date: 27 September 2018



Head of Planning, Development & Regulatory Services *RE*

**First Schedule**

Single storey rear extension and structural alterations

**Second Schedule**

15 Newport Road Reading RG1 8EA

**Please read the notes attached.**

Date: 27 September 2018



Head of Planning, Development & Regulatory Services *RE*

## 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>