

**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: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 190056
Application type: Certificate of Lawfulness -
Proposed Use or Development

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)
REFUSAL NOTICE

Applicant: Mr & Mrs P Taylor

The Reading Borough Council hereby notify you that your application received on **11 January 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 application does not address in any detail the uses to which the proposed outbuilding would be put nor the nature and scale of those uses in the context of whether they would be purposes incidental to the enjoyment of the dwellinghouse. It has not been demonstrated that the proposed outbuilding would be genuinely and reasonably required by the applicant, or necessary in order to accommodate the proposed uses and thus achieve an incidental purpose.

First Schedule

Erection of outbuilding

Second Schedule

66 Beverley Road Tilehurst Reading RG31 5PU

Date: 18 February 2019



Head of Planning, Development
& Regulatory Services



Please read the notes attached.

Date: 18 February 2019



Head of Planning, Development
& Regulatory Services

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>