

**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: QPD LTD
316 Barkham Road
Wokingham
Berkshire
RG41 4DA

Application No: 181786
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: QPD LTD

The Reading Borough Council hereby certify that on **16 October 2018** 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 red 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. The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Classes A, 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 be lawful, on the basis of the following submitted drawings received on 16th October 2018:

Drawing No: Location Plan

Drawing No: Ground Floor Plan 0160/BR_003 Rev A

Drawing No: First and Second floor plans plot 1 0160/BR_004 Rev A Drawing No: Floor openings and roofscape plot 1 0160/BR_005

Drawing No: Elevations Plot 1 0160/BR_007

Therefore the Local Planning Authority will, on this occasion, issue the applicant with a Certificate of Lawfulness for the proposed development.

First Schedule: The erection of two rear facing dormers

Second Schedule: 8 Woods Road Caversham Reading RG4 6NA

SFB

Date: 7 November 2018



Head of Planning, Development
& Regulatory Services

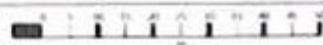
Notes

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:

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

8 Woods Road



OS MasterMap 1:250/2500/10000 scale
 Tuesday, October 16, 2018, ID: BLIT-00749324
www.planningapplicationmaps.co.uk
 1:1250 scale print at A4, Centre: 473086 E, 175673 N
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