

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 39

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

To: Plan Ahead Drawing Services
26 Lamden Way
Burghfield Common
Reading
RG7 3LZ

Application No: 180615
Application type: Certificate of Lawfulness -
Proposed Development

Applicant: Hammerstone & Clifford

The Reading Borough Council hereby certify that on **10/04/2018** the 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 plan below would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

First Schedule: Extension of existing driveway to provide an additional parking space.

Second Schedule: 1 Pilgrims Way Emmer Green Reading RG4 8RW

Date: 21 May 2018



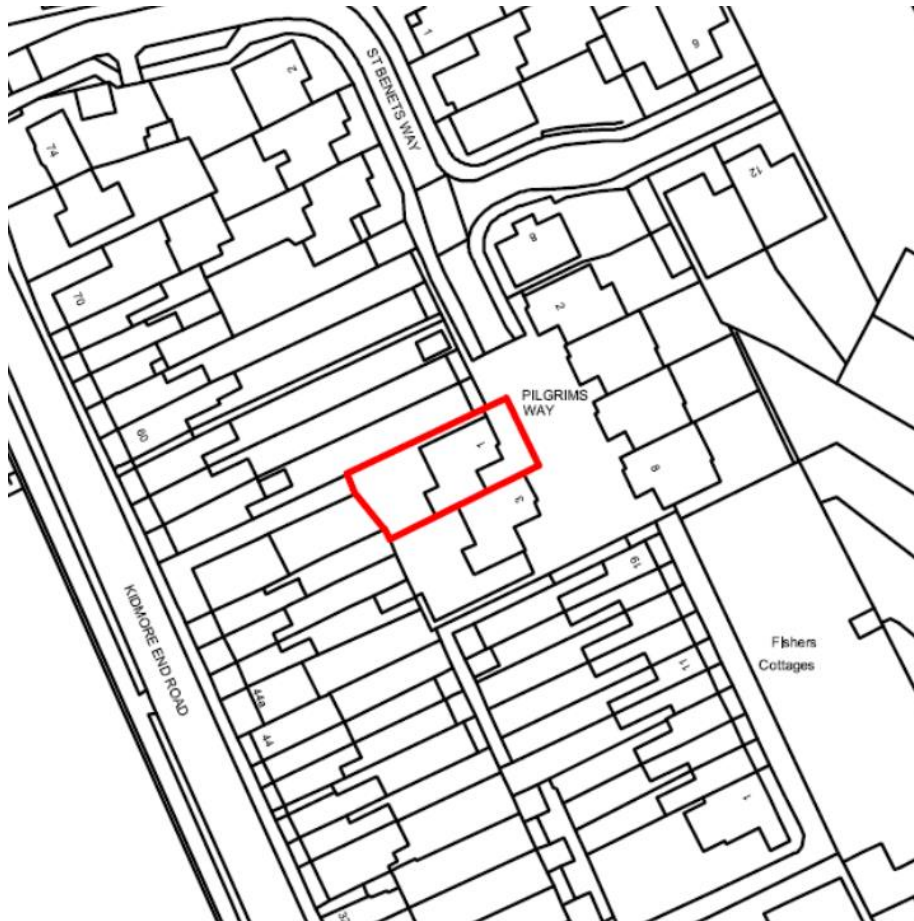
Head of Planning, Development
& Regulatory Services *JBM*



Reading

Borough Council

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REASONS

1. The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class F Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and it has been confirmed that the proposal would be lawful, on the basis of the following submitted drawings:

181001/03 - Location Plan

181001/04 - Existing Site Plan

181001/05 - Proposed Site Plan

As received: 11/04/2018

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

CONDITION

Date: 21 May 2018

Head of Planning, Development
& Regulatory Services *JBM*

1. The hard surface block paving driveway shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: To comply with the requirement of Class F Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

INFORMATIVES

1. Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

2. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

3. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

Date: 21 May 2018



Head of Planning, Development
& Regulatory Services *J.B.M.*

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter 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. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
5. 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.co.uk>