



**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: Adonia Architectural Designs
17 Sycamore Drive
Twyford
RG10 9HP

Application No: 170377
Application type: Certificate of Lawfulness -
Proposed Use or Development

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

Applicant: Mr & Mrs Gibbons

The Reading Borough Council hereby notify you that your application received on **13 March 2017** 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. A Certificate of Lawfulness for the proposed development is refused because the proposed rear extend would extend beyond the side elevation of an element of the original dwellinghouse and would have a width greater than half that of the original dwellinghouse and because no information has been provided regarding the materials to be used in the proposed extension. The extension therefore fails to meet the Permitted Development criteria as stated Under Class A.1 (j.iii) and A3(a) of Part 1, Schedule 2, of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended)

Date: 8 May 2017



Head of Planning, Development
& Regulatory Services

LEB



Reading
Borough Council
Working better with you

First Schedule

A ground floor rear extension, not to exceed 3m in depth or 4 m in height.

Second Schedule

23 Elstow Avenue Caversham Reading RG4 6RX

Please read the notes attached.

A handwritten signature in black ink, appearing to read 'G. C. Anderson'.

Date: 8 May 2017

Head of Planning, Development
& Regulatory Services

LEB

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>