

**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: Developments in Design
24 Rectory Road
Wokingham
Berkshire
RG40 1DH

Application No: 180142
Application type: Certificate of Lawfulness -
Proposed Use or Development

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

Applicant: Mr & Mrs Spence & Layn Marlow

The Reading Borough Council hereby notify you that your application received on **29 January 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) and Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to 'The enlargement of a dwellinghouse consisting of an addition or alteration to its roof'. It can be confirmed that if this proposed operation had commenced, on the application date, it would not have been lawful for planning purposes on the basis of the following drawings received on 26/1/18:
MW.002
MW.005

Therefore the Local Planning Authority cannot issue the applicant with a Certificate of Lawfulness for the proposed development.

Date: 21 March 2018



SDV
Head of Planning, Development
& Regulatory Services

First Schedule

Proposed side dormer

Second Schedule

43 Church Road Earley Reading RG6 1EY

Please read the notes attached.

Date: 21 March 2018



SDV

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>