

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: Mr Warren Askew
25a Priest Hill
Caversham
Reading
RG4 7RZ

Application No: 171663
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Mr Warren Askew

The Reading Borough Council hereby certify that on **25/09/2017** 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 black on the attached plan 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: Certificate of lawfulness for proposed use of outbuilding for habitable use.

Second Schedule: 19 Sycamore Road Reading RG2 7LX

Date: 15 November 2017



Head of Planning, Development
& Regulatory Services

CONDITIONS & REASONS

1. The proposal has been assessed and it has been confirmed that the proposed use of the garage/outbuilding as a habitable room ancillary to the main property would be lawful as it would not constitute a material change of use of the dwellinghouse. Therefore the Local Planning Authority will, on this occasion, issue the applicant with a Certificate of Lawfulness for the proposed use on the basis of the following submitted plans:

Location Plan

Block Plan

Received on 25th September 2017

Existing and Proposed Floor Plan

Received on 12th November 2017

INFORMATIVES

1. Your attention is drawn to the 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 applicant is advised that any change of use from a C3 dwelling or a C4 small HMO to a large Sui Generis HMO (i.e. more than six unrelated persons sharing one or more basic facilities) would require planning permission.

Date: 15 November 2017



Head of Planning, Development
& Regulatory Services

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 use/operations/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 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/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.gov.uk/permission/responsibilities/planningpermission/ldc>

