

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: Fineline Architects
26 Hill Lands
Wargrave
RG10 8JY

Application No: 170742
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Mr Sajid Qureshi

The Reading Borough Council hereby certify that on **9/6/2017** 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: Single storey rear extension, rear box dormer and two roof lights

Second Schedule: 32 Ripley Road Tilehurst Reading RG30 6UD

Date: 14 June 2017



SDV

Head of Planning, Development
& Regulatory Services

REASONS

1. Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed single storey rear extension, rear box dormer and two roof lights.

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A, Class B and Class C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It can be confirmed that the proposed operation would be lawful for planning purposes on the basis of the following drawings:

Drawing No: PL.1202 Rev. C - Proposed Block Plan dated 13/6/17 (received 13/06/17)

Drawing No: PL.1310 Rev. B - Proposed Floor Plans and Roof Plan dated 12/5/17 (received 16/05/17)

Drawing No: PL.1510 Rev. B - Proposed Elevations and Section dated 12/5/17 (received 16/05/17)

Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

INFORMATIVES

1. The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Date: 14 June 2017



SDV

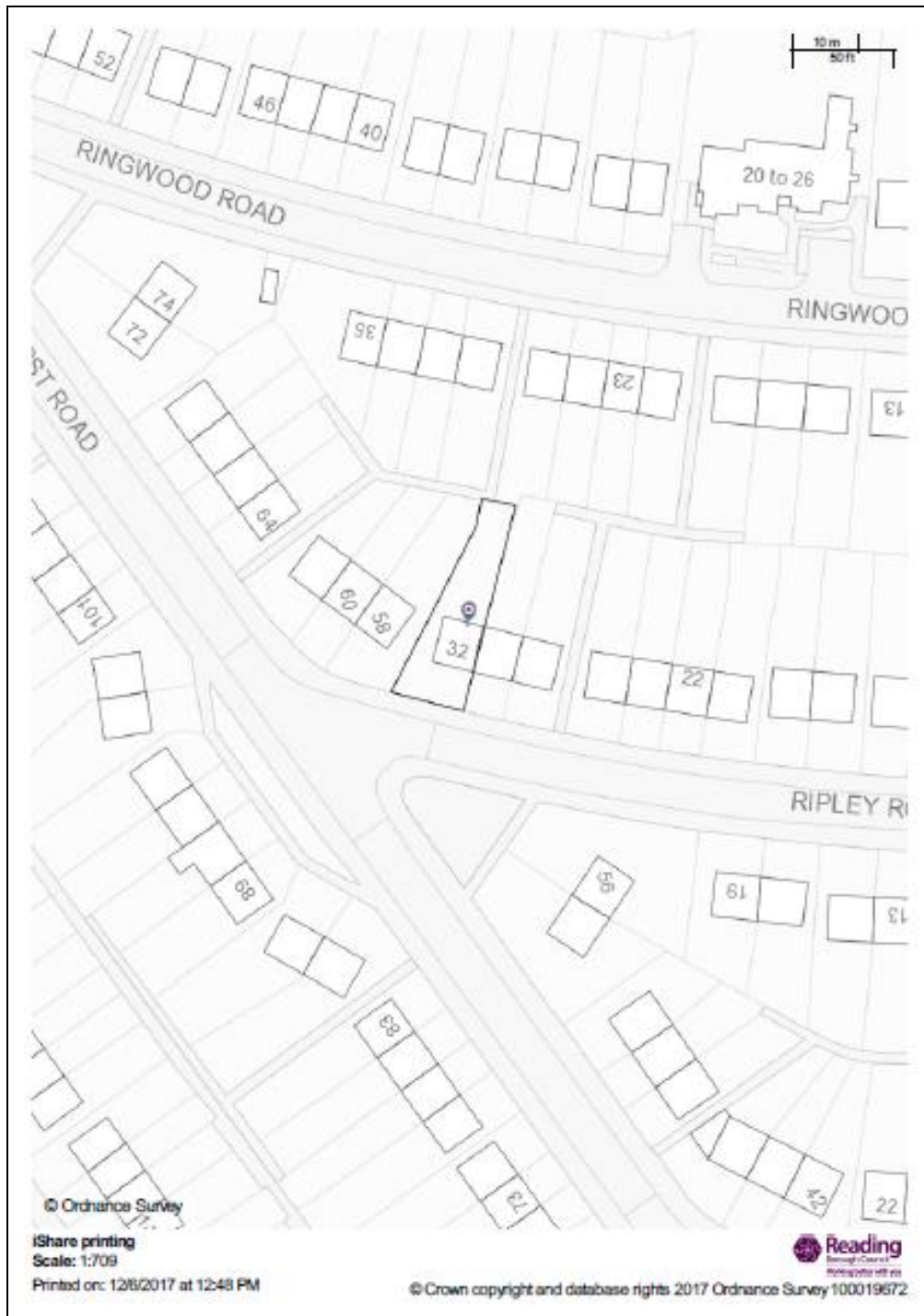
Head of Planning, Development
& Regulatory Services



Reading

Borough Council

Working better with you



“The Attached Plan”

Date: 14 June 2017

SDV

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>