

**APPLICATION FOR A CERTIFICATE OF
LAWFULNESS EXISTING USE - PLANNING
STATEMENT at 94, NORCOT ROAD,
TILEHURST, READING. RG30 6BT**
For Mr Edward Turner
Date 01/12/2017

Existing property:

The existing property is a bay fronted, detached house, originally built circa 1930's.

The site occupies a plot size of 378sqM.

The property has been extended over the course of time, we are seeking a certificate of Lawfulness for the reasons below:-

Main Dwelling - In accordance with Article 83A Certificate of Lawfulness of Existing Use or Development. The extension work to the main dwelling took place in 2003 & 2011 as such the building operations were completed more than four years ago, thus time limits for planning enforcement as set out in Section 171B of the Town & Country Planning Act 1990 have lapsed.

Summer House – The construction of the Summer House is in accordance with The Town & Country Planning (General Permitted Development) Order 2008 Part E (a) & E1. Please see Plan 05 for details.

Planning History – There is limited planning history available for the site on RBC's website, that available relates to the house built in the garden of No 94 accessed via Sanctuary Close.

The building work carried out in 2003 has a building regulations completion certificate; in addition we have a letter dated 5th June 2003 confirming work carried out did not require planning.

With reference to the work carried out in 2011 we have a receipt dated 11th November 2011 for completion of works from Kelvin Hames the building contractor.

It is hoped that the information provided satisfies the criteria for Reading Borough Council to provide a Certificate of Lawfulness.