

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: Woolhampton Design Centre
Station Road
Woolhampton, Reading
RG7 5SE

Application No: 170836
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Mr Sadiq Shehu

The Reading Borough Council hereby certify that on **24/05/2017** 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: Hip-to-gable roof alteration, rear box dormer, two roof lights and alteration to fenestration

Second Schedule: 76 Rodway Road Tilehurst Reading RG30 6DT

Date: 5 June 2017



SDV
Head of Planning, Development
& Regulatory Services

CONDITIONS & REASONS

1. Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed hip-to- gable roof alteration, rear box dormer, two roof lights and alteration to fenestration.

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and 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:

Drawing No: 15/029/03 - Block Plan (received 24th May 2017)

Drawing No: 15/029/02 Rev. A - Proposed Elevations and Floor Plans (received 2nd June 2017)

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: 5 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>