

**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: Q1 Professional Services
Thames Bourne Lodge
Station Road
Bourne End

Application No: 160764
Application type: Certificate of Lawfulness -
Proposed Use or Development

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)
REFUSAL NOTICE

Applicant: Q1 Professional Services

The Reading Borough Council hereby notify you that your application received on **17 May 2016** 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 reason below:

The proposal has been assessed against Class A, Part 1 and Class A Part 2 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended by the 2015 Order) and it has been confirmed that the proposal would not be lawful on the basis of the following submitted drawings received on 17th May 2016.

- Drawing no. Location plan
- Drawing no. Site plan
- Drawing no. G/P10/DW Proposed floor and elevation plans (dated 25/04/2016) (received 17/05/2016)
- Drawing no. G/P10/DW Revision A Existing elevations (dated 15/05/2016) (received 17/05/2016)

The conclusion reached is that the height of the structure means that it cannot be considered as permitted development and Planning Permission is required.

Date: 12 July 2016



Head of Planning, Development
& Regulatory Services

First Schedule

Certificate of lawfulness for proposed reconstruction and enlargement of a partially demolished communal bin storage area. New brickwork to be tied into and matching existing. Established mature tree adjacent to the works to be protected and retained.

Second Schedule

1 Pennyroyal Court Reading RG1 6HE

Please read the notes attached.

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>

Date: 12 July 2016



Head of Planning, Development
& Regulatory Services

