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Borough Council
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**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: New Home Improvement Group
Unit 3 Thames Park
Lester Way
Wallingford
OX10 9TA

Application No: 240374
Application type: Certificate of Lawfulness -
Proposed Use or Development

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)
REFUSAL NOTICE**

Applicant: Mrs. Ishani Gaur

The Reading Borough Council hereby notify you that your application received on **1 April 2024** 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 reasons below:

1. The original planning permission reference 10/01461/OUT (102172) for the site subject to this application has removed permitted development rights (Condition no. 41) relating to additions, extensions, and structures within the curtilage. As such, the proposal requires planning permission and, therefore, the certificate of lawfulness is refused.

Date: 24th May 2024

AA
Assistant Director of Planning, Transport and
Public Protection Services



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First Schedule

Certificate of lawfulness for proposed garden room in rear garden

Second Schedule

89 Maine Street Reading RG2 6AZ



Please read the notes attached.

Date: 24th May 2024

AA
Assistant Director of Planning, Transport and
Public Protection Services

Notes

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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.