

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: Mrs Tanushree Singh
137 Coley Avenue
Reading
RG1 6FL

Application No: PL/24/0869
Application type: Lawful development:
Proposed use

Applicant: Mr Y. Bahadur Rana

The Reading Borough Council hereby certify that on **09-07-2024** 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 red 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: Proposal for conversion of garage into habitable space as shown on the plans listed in the conditions and reasons section below.

Second Schedule: 63 Cressingham Road, Reading, RG2 7RX

Date: 2 August 2024



EH

Assistant Director of Planning, Transport and
Public Protection Services

CONDITIONS & REASONS

1. The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A, Part 1 of 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 drawing;

Dwg No. 63CR/04062024/REV-A Proposal for conversion of garage into habitable space
As received 9th of July 2024

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

Such evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed garage conversion. Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.

2. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

3. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

4. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:
<https://www.gov.uk/wildlife-licences>

Date: 2 August 2024

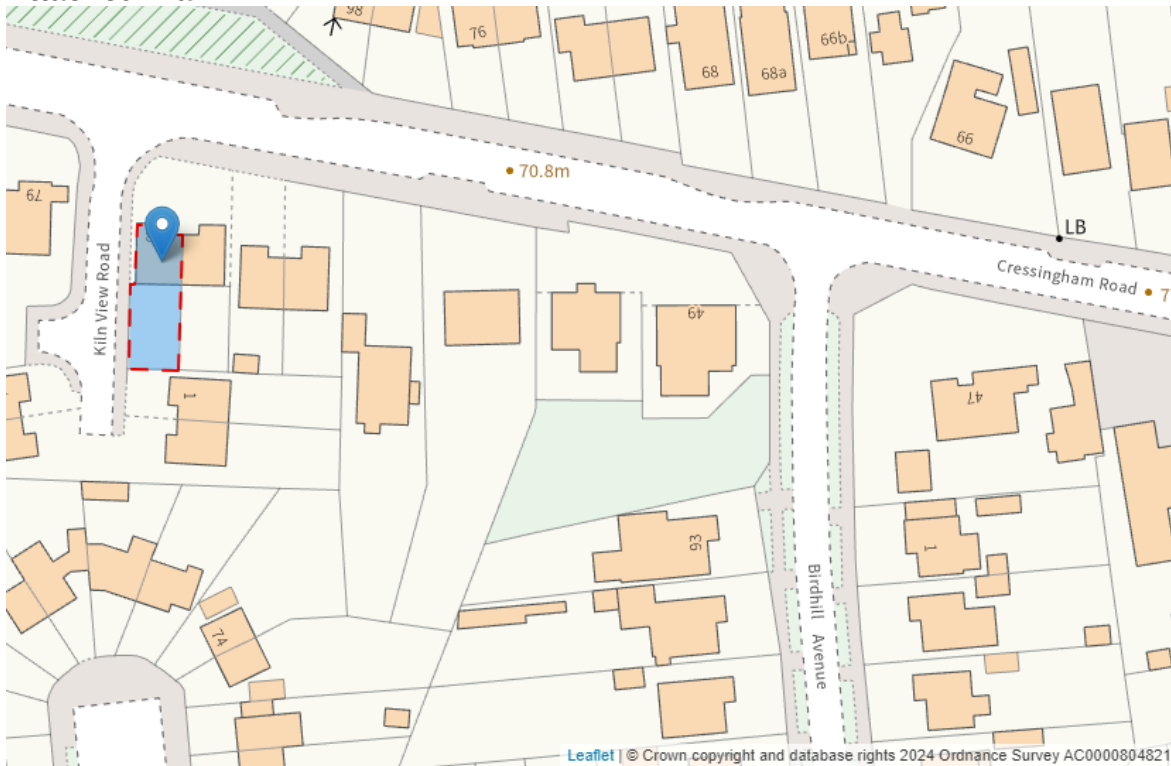


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Attached Plan



Date: 2 August 2024

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