

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: Mr Phillip Richards
The Gallery,
24 Swan Street,
Kingsclere,
Tadley,
RG20 5PJ

Application No: PL/24/1302
Application type: Lawful development:
Proposed use

Applicant: Mr Adam Wlasak

The Reading Borough Council hereby certify that on 2 October 2024 the 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: Certificate of Lawfulness for Proposed change of access & hardstanding as shown on drawings:

Block Plan (Latitude Mapping), dated 20 Nov 2023, received 2 October 2024

Location Plan (Latitude Mapping), dated 20 Nov 2023, received 2 October 2024

Second Schedule: 5 SOUTHERNDENE CLOSE, TILEHURST, READING, RG31 6ND

Date: 25 November 2024



SDV

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 B (Part 2) and Class F (Part 1), Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It can be confirmed that the proposed development would be lawful for planning purposes based on the drawings received on 2nd October 2024:

Block Plan (Latitude Mapping), dated 20 Nov 2023

Location Plan (Latitude Mapping), dated 20 Nov 2023

INFORMATIVES

1. 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.

2. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

Date: 25 November 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

