

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 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: Colony Architects,
The Wine Store (unit 7),
Brewery Court,
Theale,
RG7 5AJ

Application No: PL/26/0633
Application type: Lawful Development:
Proposed Use

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

Applicant: Alex Cosgrove

The Reading Borough Council hereby notify you that your application received on 12/05/2026 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:

REASONS FOR REFUSAL

1. The proposed development does not constitute permitted development under Schedule 2, Part 1, Class E of the General Permitted Development Order 2015 as amended. The proposed development fails to comply with criteria E.1 (e) as the height of the proposal would exceed 2.5m of a building within 2m of the boundary of the curtilage of the dwellinghouse; and criteria E.3 as the proposal would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse on Article 2(3) land. Furthermore, Class E does not extend to permit an improvement or alteration to a building used for purposes ancillary to the dwellinghouse. The proposed development is not considered lawful and as such planning permission from the Local Planning Authority is required.

Date: 8 July 2026



EH

**Acting Director, Planning, Transport &
Public Protection**

First Schedule: Extension to existing ancillary domestic garage.

Second Schedule: 4 DOWNSHIRE SQUARE, READING, RG1 6NJ



Informatives:

1. This decision relates to the following plans and documents submitted with the application:

Drawing no: 02-00 Site Location Plan, dated May 26
Drawing no: 02-01 Block Plan As Existing, dated May 26
Drawing no: 02-10 Site Location Plan As Proposed, dated May 26
Drawing no: 02-11 Block Plan As Proposed, dated May 26
Drawing no: 03-00 Ground Floor Plan As Existing, dated May 26
Drawing no: 03-01 Roof Plan As Existing, dated May 26
Drawing no: 03-10 Ground Floor Plan As Proposed, dated May 26
Drawing no: 03-11 Roof Plan As Proposed, dated May 26
Drawing no: 05-00 Elevations As Existing, dated May 26
Drawing no: 05-10 Elevations As Proposed, dated May 26
Received by the LPA on 12th May 2026

2. The Local Planning Authority has worked positively and proactively with the applicant to clearly identify the areas whereby these proposals did not comply with the requirements of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The applicant was given an opportunity to withdraw the application prior to a decision being issued; however, that has not been undertaken and therefore the decision to refuse the application has been taken.

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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.

Date: 8 July 2026



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