

Evidence to Verify the application for a Lawful Development Certificate for Existing Use

Reference: PP-11209210

32 Donnington Gardens Reading, RG1 5LY

Date 22 April 2022

Regarding: Existing use of C4¹ (small house in multiple occupation) property which has been let as a small house in multiple occupation since 2008

This property was converted from class C3 to C4 usage under the permitted development rights which existed at the time under the General Permitted Development Order (GDPO); it was first let to tenants in October 2008.

The property has been continually let since 2008.

Evidence of over 13 years of continual letting to tenants is provided within this application.

The property has continually housed up to 4 tenants at any one time. No more than 4 tenants have lived at the property at any one time.

The change in use of the property occurred before Reading Borough Council activated an Article 4 direction on Reading University's residential catchment area in 2012 within which the property is located.

Therefore, the C4 use of the property is lawful through the permitted development rights which existed when the property was first converted to C4 usage and thereafter by the passage of time.

¹ Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (UCO)