



Flat 4, 41 Woodcote Road, Caversham, Reading, RG4 7BB

**Certificate of existing lawful use of the Flat 4 at 41 Woodcote Road in Reading
as a separate flat.**

Planning Statement

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Introduction

This planning statement has been prepared in support of an application for existing lawful use of the Flat 4 at 41 Woodcote Road in Reading used as a separate flat.

The following statement and included evidence covers the period of time between August 1996 – November 2020, which is in excess of minimum required in the Certificates of Existing Lawful Development.



1. Summary of evidence

1.1. Certificate of Existing use – Flat 1 at 41 Woodcote Road in Reading

This evidence includes a certificate that confirm that the ground floor of the application site has been divided into two separate residential units. Flat 1, which is at the rear of the ground floor has been confirmed as an independent flat under ref. 08/01702/CLE. Flat 4 is positioned at the front of the property, as per the submitted drawings.

1.2. Council Tax

Attached Council Tax documents correspondence, confirming that the Flat 4 at the application site has been a separate flat since at least 20/09/2016, as the first letter was dated.

1.3. Directgov - Council Tax band details

The evidence includes a confirmation of the council tax band, which is dated 19/10/2020 and includes period from 09/08/1996.

1.4. SSE – electricity bill

SSE – electricity bill includes period 25/07/2020 – 02/11/2020.

1.5. Thames Water bills

Thames Water bills include period between 19/08/2016 – 04/07/2020. There are 8no. letters from the utility company, which confirm updates each year, confirming continuous and uninterrupted use of Flat 4 as a separate residential unit.

1.6. Zoopla - Property history of Flat 4, 41 Woodcote Road, Caversham, Reading, RG4 7BB.

Below links are leading to Zoopla portal, which includes property history in terms of listing by the estate agency (Davis Tate). There were three separate listings, dated 13/03/2013

- <https://www.zoopla.co.uk/property-history/flat-4/41-woodcote-road/caversham/reading/rg4-7bb/21782987>
- <https://www.zoopla.co.uk/property-history/flat-4/41-woodcote-road/caversham/reading/rg4-7bb/15674457>
- <https://www.zoopla.co.uk/property-history/flat-4/41-woodcote-road/caversham/reading/rg4-7bb/18137285>



Summary

It is considered that the submitted evidence described in paragraphs 1.1 – 1.7 of this statement is sufficient in order to approve the application for existing lawful use of the Flat 4 at 41 Woodcote Road in Reading as a separate flat. The following statement and included proofs covers the period of time August 1996 – November 2020, which is in excess of minimum required to grant the Certificates of Existing Lawful Development.

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