



357 Basingstoke Road, Reading, RG2 0JA

Certificate of existing lawful use of the workshop and backyard at 357 Basingstoke Road, Reading, RG2 0JA as a business use (B1/B2/B8).

Planning Statement

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Introduction

This planning statement has been prepared in support of an application for existing lawful use of the workshop and backyard at 357 Basingstoke Road, Reading, RG2 0JA as a business use (B1/B2/B8).

The following statement and included evidence covers the period of time between July 1989 – November 2020, which is in excess of minimum 10 years required in the Certificates of Existing Lawful Development.



1. Summary of evidence

1.1. Sworn statements

This evidence includes two statements, which are signed by the relevant solicitor. Both statements include confirmation that the Kingfisher mini coaches business at 357 Basingstoke Road in Reading has commenced before 2009 and the existing use has been continuous and uninterrupted in excess of minimum 10 years from the date of submission of the current application. The submitted statements has been provided by the direct neighbour (occupier of no. 357A Basingstoke Road in Reading) and an employee of the company, associated with the business since at least November 2010.

1.2. Appendix 1

The evidence within the Appendix 1 includes 8no. documents, all of them are invoices issued by the company, first one dated 26/07/1989 and the last one 25/05/2000.

1.3. Appendix 2

The evidence within the Appendix 2 includes 16no. documents, including quotes, correspondence with the customers and invoices issued by the company, first one dated 07/03/2001 and the last one 28/10/2010.

1.4. Appendix 3

The evidence within the Appendix 2 includes further 24no. documents, which contain correspondence, utility bills and invoices from the company, first one dated 04/05/2012 and the last one 03/09/2020.

Summary

It is considered that the submitted evidence described in paragraphs 1.1 – 1.4 of this statement is sufficient in order to approve the application for existing lawful use of the workshop and backyard at 357 Basingstoke Road, Reading, RG2 0JA as a business use (B1/B2/B8). The following statement and includes unambiguous evidence, which covers the period of time between July 1989 – November 2020, of continuous, uninterrupted use, which is in excess of minimum 10 years required to grant the Certificates of Existing Lawful Development.



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