

551B Oxford Road, Reading,
RG30 1HJ

Certificate of Lawful Development Evidence Document

On behalf of P & D Properties

Rev 1

Date: 11th Oct 2019



0.1 Introduction

This document has been prepared to collate and explain evidence to support a Certificate of Lawful Development application at 551B Oxford Road, Reading. The outbuilding to the rear of the property has been used as a separate dwelling house since 2001 and is the property for which this application seeks Lawful Development consent for.

The property has been in the ownership of Mr William Darlow for in excess of 18 years.

0.2 Evidence of established use

The out building has been used as a residential dwelling since 2001, which is in excess of 4 years (circa 18 years) and as set out in the Town and Country Planning (Use Classes Order) 1987) this is sufficient time for the dwellings to be recognised as being self-contained dwelling unit. The items of evidence to support this claim are listed below.

1.0 Evidence 1 - Existing plans

Plans prepared by the Architects in September 2019 illustrate the existing use of the property. See appendix 1.

Furthermore the layout as witnessed today is the same these plans present. See appendix 2.

1.1 Evidence 2 - Building Condition

The building has been kept in good condition and is a robust structure and therefore can be reasonably considered as an appropriate C3 residential structure.

1.2 Evidence 3 - Tenancy agreements

Appendix 3 contains a selection of AST (Assured Shorthold Tenancy) agreements used between the building owners and tenants. These documents are supplied separately.

There has been consistent occupation of the building for more than 16 years.

1.3 Council Tax and Housing Benefit Evidence

Appendix 5 contains housing benefits receipts and invoices that relate to the property over this period.

This report presents four strong pieces of evidence that illustrate beyond reasonable doubt that the building was and remains to this day, used as a separate dwelling. It should therefore be reasonable for the LPA to formalise this situation and present a Certificate of Lawfulness confirming this fact.

551b Oxford Road G1A = 27.3m²

LIVING

KITCHEN

BED

BATH

ACCESS PATH

REAR GARDEN OF 549 OXFORD ROAD

REAR GARDEN OF 551 OXFORD ROAD

colony

551b Oxford Road G1A = 27.3m²

Living Area: 10.5m²

Kitchen: 4.5m²

Bedroom: 7.5m²

Bathroom: 3.5m²

REAR GARDEN OF 549 OXFORD ROAD

REAR GARDEN OF 551 OXFORD ROAD

Appendix 2 - Interior condition photo



Appendices' 3,4 and 5 supplied separately.