

507 – Land to the Rear of 16a
Romany Lane, Reading, RG30 6AP.

Certificate of Lawful Development evidence document

On behalf of P & D Properties



Rev 1

Date: 28th Sept 2018

0.1 Introduction

This document has been prepared to collate and explain evidence to support a Certificate of Lawful Development application at 16a Romany Lane, Reading. The outbuilding to the rear of the property has been used as a dwelling house since 2013 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 10 years.

0.2 Evidence of established use

The out building has been used as a residential dwelling since January 2013, which is in excess of 4 years (circa 6.5years) 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 dwellings units. The items of evidence to support this claim is listed below.

1.0 Evidence 1 - Existing plans

Plans prepared by the Architects in January 2019 illustrate the existing use of the property.

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

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 C£ 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.

There has been consistent occupation of the building for more than 6 years.

The first attached affidavit signed by Denise Darlow concerns the letting of the property to Mr Mark Robert Young for a period of no less than 6 years from 18TH January 2013. See appendix 3.

The second attached affidavit signed by Mark Robert Young concerns the letting of the property to Mr Mark Robert Young for a period of no less than 6 years from 18TH January 2013. See appendix 3.

The third attached affidavit signed by Amarjit Kaur concerns the letting of the property to Mr Mark Robert Young for a period of no less than 6 years from 18TH January 2013. See appendix 3.

2.1 Conclusion

This report presents three strong pieces of evidence that illustrates 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.

Appendix 1 - Measured existing survey from the architects.



Appendix 2 - Interior conditions photos





Appendix 3 - Affidavits and Assured Shorthold Tenancy agreements.