



6 Basingstoke Road, Reading, RG2 0EL

**Certificate of existing lawful use of the property at 6 Basingstoke Road in
Reading as two flats.**

Planning Statement

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Introduction

This planning statement has been prepared in support of an application for existing lawful use of the property at 6 Basingstoke Road, Reading, RG2 0EL as two flats.

The following statement and included evidence covers the period of time 04/1997 – 06/2019, which is in excess of minimum required in the Certificates of Existing Lawful Development.

1. Summary of evidence

1.1. Council Tax

Appendix 1 includes an email from the Reading Borough Council Tax Office, confirming that the application property has been divided into two flats since at least 01/04/1997.

1.2. Letter with valuation of the property

Appendix 2 contains an official valuation form 'Haslams' agency. It is dated 21/01/2009 and contains confirmation that the property has been used as two flats (2nd page).

1.3. Deposits from tenants (confidential)

The application property at 6 Basingstoke Road, Reading, RG2 0EL has been rented as two flats for a long period of time, therefore the Appendix 3 presents list of all transferred Protected Deposits from previous and current tenants, divided into two flats (Ground and First floor).

1.4. Inspection Report, Quotes and Building Company Invoices

Appendix 4 and 5 includes documentation confirming building and internal refurbishment arrangement between November 2018 – May 2019. Included floorplans confirm the existing use of the application property as two flats. Appendix 12 includes documents from a company responsible for the garden maintenance and refurbishment.

1.5. Tenancy agreements (confidential)

Every tenant renting either ground or first floor flat at 6 Basingstoke Road, Reading, RG2 0EL has signed a Tenancy Agreement, which was renewed regularly. Appendices 6 - 8 present tenancy agreements for Flat 6A (Ground Floor). Appendices 9 – 11 contain tenancy agreement from Flat 6B (First Floor). Despite that the gathered tenancy agreements are not complete (due to lack of complete documentation kept



by Letting Agencies), the submitted evidence clearly presents continuous and uninterrupted use of the application property as two flats.

1.6. Statutory Declaration (confidential)

Appendix 13 includes a Statutory Declaration by the applicant.

Summary

It is considered that the submitted evidence in Appendices 1 – 13 is sufficient in order to approve the application for existing lawful use of the property at 6 Basingstoke Road, Reading, RG2 0EL as two flats. The following statement and included proofs covers the period of time 1997 – 06/2019, which is in excess of minimum required to grant the Certificates of Existing Lawful Development.

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