



9 College Road, Reading, RG6 1QE

**Certificate of existing lawful use of the property at 9 College 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 9 College Road in Reading as two flats.

The following statement and included evidence covers the period of time 1997 – 02/2019, 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 property has been divided into two flats since at least 1997.

1.2. Sales history of the property

Appendix 2 contains sales history available online of the application property, where it is confirmed in every advertisement, that the building at no. 9 has been used as two flats. Timescale of this evidence includes 20/04/2007 – 30/05/2012. All websites are available under below links:

1. 20/04/2007 - <https://www.zoopla.co.uk/property-history/9-college-road/earley/reading/rg6-1qe/5332480>
2. 10/07/2007 - <https://www.zoopla.co.uk/property-history/9-college-road/earley/reading/rg6-1qe/5351758>
3. 28/06/2010 - <https://www.zoopla.co.uk/property-history/9-college-road/earley/reading/rg6-1qe/11410521> & <https://www.zoopla.co.uk/property-history/9-college-road/earley/reading/rg6-1qe/24874947>
4. 09/06/2011 - <https://www.zoopla.co.uk/property-history/9-college-road/earley/reading/rg6-1qe/22744751>
5. 14/06/2011 - <https://www.zoopla.co.uk/property-history/9-college-road/earley/reading/rg6-1qe/22729199>
6. 30/05/2012 - <https://www.zoopla.co.uk/property-history/9-college-road/earley/reading/rg6-1qe/20098128> & <https://www.zoopla.co.uk/property-history/9-college-road/earley/reading/rg6-1qe/20098121>



1.3. Deposits from tenants (confidential)

The application property at 9 College Road in Reading 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. Tenancy agreements (confidential)

Every tenant renting either ground or first floor flat at 9 College Road in Reading has signed a Tenancy Agreement, which was renewed every year. Appendices 4 - 7 present tenancy agreements for Flat 9A (Ground Floor) from years 2011 – 2019. Appendices 8 – 10 contain tenancy agreement from Flat 9B (First Floor), within years 2011 – 2017. 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.

Summary

It is considered that the submitted evidence in Appendices 1 – 10 is sufficient in order to approve the application for existing lawful use of the property at 9 College Road in Reading as two flats. The following statement and included proofs covers the period of time 1997 – 02/2019, which is in excess of minimum required to grant the Certificates of Existing Lawful Development.

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