

***Certificate of Lawfulness Planning application for the use of existing dwelling as 2No flats
(use has been in place for in excess of 10 years)
At 120 Connaught Road, Reading RG30 2UF***

For Mr Ravi Arora



Planning Statement

Introduction, Site Location and Description

This statement has been prepared in support of and forming the planning application set of information to provide the necessary evidence that the property once extended and converted has been in use as two separate and self contained flats for in excess of 10 years.

It should be noted that a formal application for this type of certification requires only 4 years of evidence, but as the information available has been sporadically recorded, it has been decided that as much of the information that can be provided would assist in determining the legality of the use to date.

The property was originally constructed as a 3bedroom dwelling over three storeys, with an integral garage, and is a terraced block of town houses, located towards the upper end of Connaught Road.

The terraced block is set back from the road with a private drive way and access serving the original 4No dwellings. Most of the garages have been converted to habitable accommodation, and Unit 120a was added as a new build dwelling at the end of the terrace and adjacent to the application property at or around the time of 2007-2008.

There are planning records for the various extensions and a garage conversions form the Councils planning portal that show the progression of the dwelling, and then once these works were3 completed, to covert the single dwelling to two flats.

Planning History

Application Number (Reference)	description	decision	date
130517 - relates to new property 120a	Discharge of conditions 2, 3, 7, 8 and 9 of planning permission 07/00211/FUL	Conditions cleared	04/06/2013
130321	Conversion of garage to habitable use	approved	08/03/2013
120855	Conversion of garage to habitable use	withdrawn	04/01/2013
100692 - relates to new property 120a	Discharge of conditions 2, 3, 7, 8 and 9 of planning permission 07/00211/FUL	Refused – insufficient information submitted	04/08/2011
070478	4-bed House (resubmission of 06/01545/FUL)	approved	16/04/2007
061058 - relates to new property 120a	New House (06/01545/FUL)	withdrawn	21/02/2007
040135 - relates to new property 120a	New terraced dwelling	Refused? Unknown	07/12/2004

The property was extended to the rear with a single storey extension that complied with the Permitted Development rights that were available to the property.

The last application referenced 130321 applied for the conversion of the garage to habitable use.

The culmination of these works allowed for sufficient accommodation at ground floor to create a self contained flat, and with the entrance lobby split to access the ground floor, and then separately to the upper floors to create a duplex three bedroom unit above the ground floor flat.

Evidence

Ground floor flat	First floor flat
Council tax records – Property reference 65090469 Dated 20/09/2006 Letter dated 02/03/2014 Dated 03/05/2022 Dated 20/03/2013 Dated 24 /04/2023 Assured Shorthold tenancy agreements 20/03/2013 15/02/2021 17/05/2022	Council tax records – Property reference 63430460 Dated 11/01/2007 Dated 16/09/2009 Date 08/06/2022 Assured Shorthold tenancy agreements 26/12/2019 30/11/2020 15/02/2021 17/05/2022 to present day

TV Licence
Ref 3738725972 dated 30/09/2016

Planning
Approval for the conversion of the garage to habitable use dated 08/03/2013 reference 13/00051/CLP

Building regulations
completion certificate for the conversion of the garage to habitable use dated 16/05/2013 reference 130241

Statutory declaration
Declaration signed by applicant Mr Ravi Aroroa and witnessed by Solicitor dated 24/08/2023

Conclusion

The plans and elevations provided as support information show how the ground floor has been separated from the upper floors, with an independent access that was created to the ground floor via the kitchen space.

The applicants are satisfied that sufficient evidence has been provided to allow the formal acceptance of the original dwelling having been successfully used as two independent and self-contained units and that a Certificate of Lawfulness should be allowed where the use has been in existence for in excess of 10 years.

