

995A Oxford Road - Planning Status

995A was purchased by the current owner in 2003 in the exact same configuration as it currently stands.

995A consists of a small portion of the ground floor of the building originally known as 995 Oxford Road as well as the entirety of the upper levels. See plans [here](#). The split of 995 into 995 and 995A (two dwellings with separate entrances) has full legal planning status as found here: [Reading BC planning ref 030472](#).

For as long as the current owner has been familiar with the property the self contained dwelling known as 995A has been split into 5 sub-divided self-contained dwellings known as 995A Flat 1,2,3,4 and 5. The vendor has agreed to sign [this sworn affidavit](#) to confirm the above in writing.

We are advised by our planning consultant that the sworn affidavit above is likely adequate evidence to achieve a Lawful Development Certificate, however given that we have access to the vendors documents at this stage in the sale, we feel it is our duty to collect as much evidence as possible to best support our application.

To achieve an LDC on a residential property we must provide evidence to prove that the property has been the way we claim for at least 4 years. Given that the vendor has known the property in this form since at least 2003 we do not foresee an issue.

Evidence we have to support the planning status in general is as follows:

- All properties are banded separately for council tax as shown [here](#).
- All properties have separate UPRNs as follows:
 - Flat 1: 310084096
 - Flat 2: 310084097
 - Flat 3: 310084098
 - Flat 4: 310084099
 - Flat 5: 310084100
- The apartments all have separate EPCs as shown [here](#).
- The EPC and council tax banding is evidently older than 4 years old as shown on the websites.
- The apartments each have separate utility supplies as pictured in part [here](#).
- An email from the council VOA department confirming that the current owner has paid the council tax whenever any of the flats have been vacant. They also confirm that the flats have been **banded since 2010**. Available [here](#).
- Bank statements showing examples of these payments since 2017, available [here](#).

Evidence we have to support the planning status of each flat:

- **Flat 1**
 - AST from 2014 available [here](#), with bank statements showing rent paid in full to date available [here](#).
- **Flat 2**
 - Barbara has paid council tax on/off since 2017 across flats 2-5 where there has been a vacancy. To make up 4 years of continuous evidence she is

providing historical ASTs to fill in the gaps. AST for flat 2 will be available [here](#) ASAP.

- **Flat 3**

- Barbara has paid council tax on/off since 2017 across flats 2-5 where there has been a vacancy. To make up 4 years of continuous evidence she is providing historical ASTs to fill in the gaps. AST for flat 3 will be available [here](#) ASAP.

- **Flat 4**

- Barbara has paid council tax on/off since 2017 across flats 2-5 where there has been a vacancy. To make up 4 years of continuous evidence she is providing historical ASTs to fill in the gaps. AST for flat 4 will be available [here](#) ASAP.

- **Flat 5**

- Barbara has paid council tax on/off since 2017 across flats 2-5 where there has been a vacancy. To make up 4 years of continuous evidence she is providing historical ASTs to fill in the gaps. AST for flat 5 will be available [here](#) ASAP.

This document is not exhaustive and we may be able to provide further evidence upon request.

G drive folder containing all of the above: https://drive.google.com/drive/folders/1VrHLfJU1hljRckCR8xnKGxdAKdW6nH5a?usp=drive_link

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