

Applicants Statement Revision B

To be read in conjunction with the Planning Application, Drawing Numbers 24/SCOURS/01,02, 03, 04, 05, 06, 07, 08, 09, and 10, together with the Planning and Design and Access Statements.

**Change of use from commercial (with ancillary residential) to C3 residential use. Demolition of existing bungalow and erection of a 4 bed detached house and associated works and retrospective siting of 2 bed mobile home.
'Riverview Manor', Scours Lane, Tilehurst, Reading, Berkshire, RG30 6AX on behalf of Mr M. Coffey.**

I Mr M. Coffey am the Applicant, and presently live at Cosey Kennels, Scours Lane, Tilehurst, Reading, Berkshire RG30 6AX together with my son. I hereby apply for planning permission for the Change of Use of the Land from Commercial (sui generis) premises previously trading as 'Cosy Kennels' with emphasis for dog breeding and grooming having onsite accommodation consisting of a detached 2 Bedroom Bungalow, to Residential Use. Residential Use to consist of the erection of a Detached Chalet Style 4 Bedroom Dwelling following the demolition of the existing bungalow, the installation of a Cycle and Refuse/Recycle Bin Store, a packaged Sewage Treatment Plant, hardstanding's including parking for 3 vehicles and 2 cycles, and external lighting, together with the Retrospective approval for the Retention of a 2 Bedroom 'Regent Kensington' Luxury Mobile Home and new entrance.

I acquired the site which included the previously well-established business formerly known as Mackoran Boarding Kennels, historically used for dog/cat boarding and rescue, most recently trading as Cosey Kennels with emphasis for dog breeding and some grooming. My Agent advised me that the site has Commercial (sui generis) usage, with planning permission for a detached 2 Bedroom Bungalow in connection with that business. As it stood, the site would not meet my needs for a family home, I therefore disposed of all of the dog breeding buildings, removed the vermin infestation, retained the 2 Bedroom Bungalow and brought the 2 Bedroom Static Mobile Home onto site to live in whilst making this planning application, as the Bungalow is not habitable. I require accommodation for my close and extended family in the shape of a detached 4 Bedroom Chalet style Bungalow and to keep the 2 Bedroom Static Mobile Home. I understand that there are issues with flood risk which I believe has been addressed by my Consultants UNDA.

If Reading Borough Council have any issues I am sure that my Agent and Consultants will be pleased to resolve them, so I look forward to receiving Planning Permission in due course.

Mr M. Coffey.

Applicants Statement Revision A taken, prepared and presented by:
Keith Smith Design Consultant

Dated 20/12/2024