



**6 and 8 Stanshawe Road, Reading, RG1 1PB**

**Certificate of existing lawful use of the property at 6 and 8 Stanshawe 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 and 8 Stanshawe Road in Reading as two flats.

The following statement and included evidence covers the period of time 1995 – 2026, which is in excess of minimum required in the Certificates of Existing Lawful Development.

## 1. Summary of evidence

### 1.1. Planning history

Appendix 1 includes the Officer's Report from the planning application dated 21/10/2025 (received date), which confirms in section 1 'Site Description' that *"Historic floor plans on public record indicate the building was last used as two family-sized maisonettes (2-bedroom at ground floor and 3-bedroom above on the first and second floor)."*

### 1.2. Statutory declaration from the former owner

Appendix 2 includes the statutory declaration from Bernadette Catherine Willmott, who was a former owner and declared that the property has been used as two separate flats for a period of May 1995 – 11<sup>th</sup> of July 2025 (when she was the owner).

### 1.3. Energy Performance Certificates

Appendix 3 and 4 includes Energy Performance Certificates for both flats separately. It also confirms in description as both units were separate flats.

Flat 6 certificate issued on 01/12/2021 and Flat 8 issued on 09/06/2020.

### 1.4. Gas Safety Records

Appendix 5 and 6 includes Gas Safety Records for both flats separately.

Flat 6 certificate issued on 24/01/2024 and Flat 8 issued on 02/12/2024.

### 1.5. Utility metres and boxes

Appendix 7 includes Utility metres for water, power and gas with fuse boxes – all separated for flat 6 and 8.



## 1.6. Utility bills

Appendix 8 includes Utility bills for water (Thames Water no. 8), power and gas (Octopus energy no. 6; EDF no. 8; – all separated for flat 6 and 8.

## 1.7. Circuit reports for both flats

Appendix 9 includes Circuit reports by U-Connect Electrical (41 Wayside Green, Woodcote, Reading, RG8 0PR) - separately for flat 6 and 8. <https://www.tax.service.gov.uk/check-council-tax-band>

## 1.8. Council Tax bands record

Below screenshot of tax bands information presents that units 6 and 8 are separate, with a similar tax band A, since 1995 – as confirmed in the statutory declaration by the former owner (Appendix 1).

Source: <https://www.tax.service.gov.uk/check-council-tax-band>

| Search results for RG1 1PB                               |                  |                                 |
|----------------------------------------------------------|------------------|---------------------------------|
| <a href="#">Search again</a>                             |                  |                                 |
| Showing 1 - 20 of 23 results                             |                  | Last updated on 8 February 2026 |
| Address                                                  | Council Tax band | Local Authority                 |
| <a href="#">6, STANSHAWE ROAD, READING, RG1 1PB</a>      | A                | <a href="#">Reading</a>         |
| <a href="#">6 TO 8, STANSHAWE ROAD, READING, RG1 1PB</a> | Deleted          | <a href="#">Reading</a>         |
| <a href="#">8, STANSHAWE ROAD, READING, RG1 1PB</a>      | A                | <a href="#">Reading</a>         |
| <a href="#">9, STANSHAWE ROAD, READING, RG1 1PB</a>      | B                | <a href="#">Reading</a>         |



Property information for

**6, STANSHAWE ROAD, READING, RG1 1PB**

|                                  |                         |
|----------------------------------|-------------------------|
| Local Authority                  | <a href="#">Reading</a> |
| Local authority reference number | 00084140006015          |
| Council Tax band                 | A                       |
| Improvement indicator            | No                      |
| With effect from                 | 16 December 1995        |
| Mixed-use property               | No                      |
| Court code                       | None                    |

Property information for

**8, STANSHAWE ROAD, READING, RG1 1PB**

|                                  |                         |
|----------------------------------|-------------------------|
| Local Authority                  | <a href="#">Reading</a> |
| Local authority reference number | 00084140008006          |
| Council Tax band                 | A                       |
| Improvement indicator            | No                      |
| With effect from                 | 16 December 1995        |
| Mixed-use property               | No                      |
| Court code                       | None                    |

### 1.9. Reading BC Building Control records

Below screenshots of Reading BC building control records presents that units 6 and 8 are separate as boiler installations were finished for both properties separately in 2014 and 2016.



|             |              |          |                                    |          |                                                                                                                                                          |                          |
|-------------|--------------|----------|------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| BC/25/18412 | Notification | Complete | 6 Stanshawe Road, READING, RG1 1PB | rconw    | Scheme Certificate Reference: 27132270 Commissioning Required: No Commissioning Carried Out: No Description Of Work: Install a replacement consumer unit | <input type="checkbox"/> |
| BC/16/8717  | Notification | Complete | 6 Stanshawe Road Reading RG1 1PB   | dataload | Install a gas-fired boiler.                                                                                                                              | <input type="checkbox"/> |
| BC/25/18411 | Notification | Complete | 8 Stanshawe Road, READING, RG1 1PB | rconw    | Scheme Certificate Reference: 27132266 Commissioning Required: No Commissioning Carried Out: No Description Of Work: Install a replacement consumer unit | <input type="checkbox"/> |
| BC/14/0044  | Notification | Complete | 8 Stanshawe Road Reading RG1 1PB   | dataload | Installed a Gas Boiler.                                                                                                                                  | <input type="checkbox"/> |

## 1.10. Sales history of the property

Below paragraph contains sales history available online of the application property, where it is confirmed in every advertisement, that the buildings at no. 6-8 has been used as two flats (or maisonettes). Timescale of this evidence includes October 2024 – August 2025. All websites are available under below links:

### 6 Stanshawe Road:

1. October 2024 - <https://www.zoopla.co.uk/property/uprn/310074819/>

### 8 Stanshawe Road:

1. 10/2024 - <https://www.zoopla.co.uk/property-history/8-stanshawe-road/reading/rg1-1pb/68614512/>
2. 08/2025 - <https://www.rightmove.co.uk/house-prices/details/1d79e70f-9800-410b-80ae-9c038f1071ce>

## Summary

It is considered that the submitted evidence in this statement and attached appendices is sufficient in order to approve the application for existing lawful use of the property at 6 and 8 Stanshawe Road in Reading as two flats. The following statement and included proofs covers the period of time 1995 – 2026, which is in excess of minimum required to grant the Certificates of Existing Lawful Development.

