

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/0851 Lawful development: Existing use

Address: 51 Erleigh Road, Reading, RG1 5NT

Proposal: Use as 3 self-contained Class C3 residential units (ground floor flat 1; first floor flat 2; second floor flat 3).

Applicant: Paris Dillon Residential

Received and valid date: 26/06/2026

Target Decision date: 21/08/2026 (although an extension of time for the determination of the application until 02/09/2026 was agreed with the agent on 13/08/2026, this was subsequently not required).

Case Officer: Jonathan Markwell

1. SITE DESCRIPTION

Site visit date: 9th July 2026 to erect the site notice and to view the interior of the building.

The application site is a four storey (including basement) mid-terrace property on the northern side of Erleigh Road, close to the junction with Blenheim Road (to the east). The surrounding area is predominantly residential, while also including a series of commercial uses on both sides of Erleigh Road at this point.

It comprises, as observed during the officer site visit, the following:

- Ground floor 1-bedroom self-contained residential unit
- First floor 1-bedroom self-contained residential unit
- Second floor 1-bedroom self-contained residential unit (although at the time of the site visit a double bed was located in the front of the building living room, making this effectively a 2-bed unit but without any living room.

It is also evident that there is a separate basement floor flat (see relevant history below), but that does not form part of the application (so was not accessed as part of the officer site visit), which relates solely to the ground, first and second floors of the building.



Left: Site photograph 09/07/2026



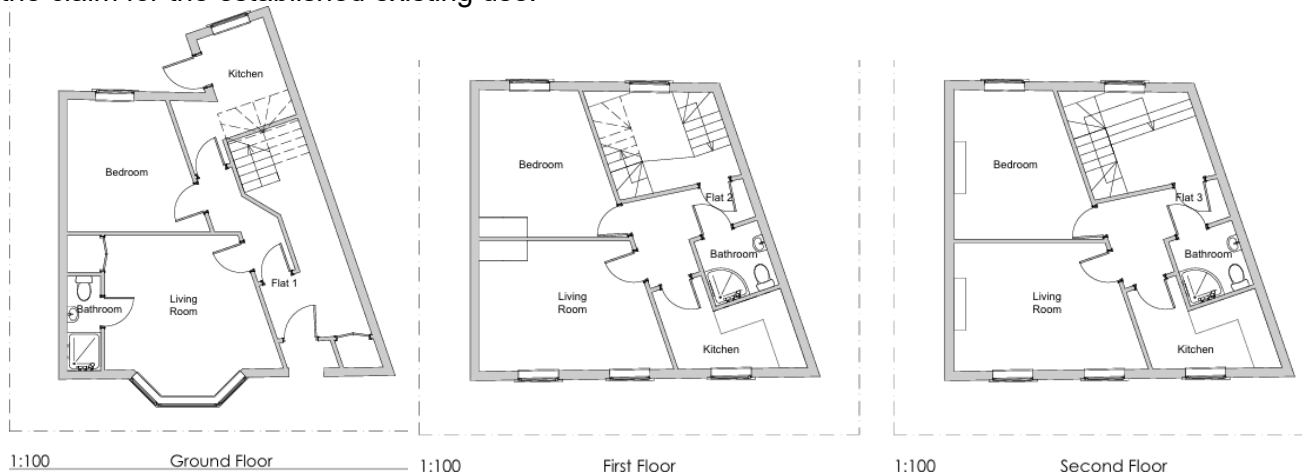
Right: Site Location Plan submitted by the applicant.

The application site is not a listed building, nor located in a conservation area (although the boundary to Alexandra Road Conservation Area is 60 metres to the west). The proposal site is, however, located within an Article 4 area, restricting the change of use from residential (Use Class C3) to small HMO (Use Class C4). The Article 4 Direction was introduced on 16/05/2012. The site is also within the Erleigh Road Local Centre, albeit it is not an identified key frontage within the local centre. Erleigh Road is also part of the classified highway network and a designated cycle route.

2. PROPOSAL AND SUPPORTING INFORMATION

An application is made for a Lawful Development Certificate for existing use under section 191 of the Town and Country Planning Act 1990. A certificate is sought to confirm that the existing use as three self-contained residential units – namely, 3 x 1 bedroom flats (Use Class C3), with one unit per floor at ground, first and second floor level, as per the floor plans below, based on evidence that the use has been in existence for at least 4 years continuously before the application was submitted.

To comply with section 191(5) or 192(3) of the Act the applicant needs to submit evidence to substantiate the claim for the established existing use.



Floor plan submitted by the agent

The officer site visit on 09/07/2026 verified the accuracy of the plans specified above. The plans were shown to be accurate, aside from the following:

- Flat 1 at ground floor level comprises a bedroom at the front of the building (with a shower room) and a living room at the rear (rather than a vice-versa arrangement specified on the plan above)
- Flat 3 at second floor level included a double bed in the front of the building living room – so appeared to be capable of effectively functioning as a 2-bedroom unit with no living room.

At the time of the visit Flats 1 and 2 were actively occupied; Flat 3 appeared to be unoccupied, albeit with fixtures and fittings all present.

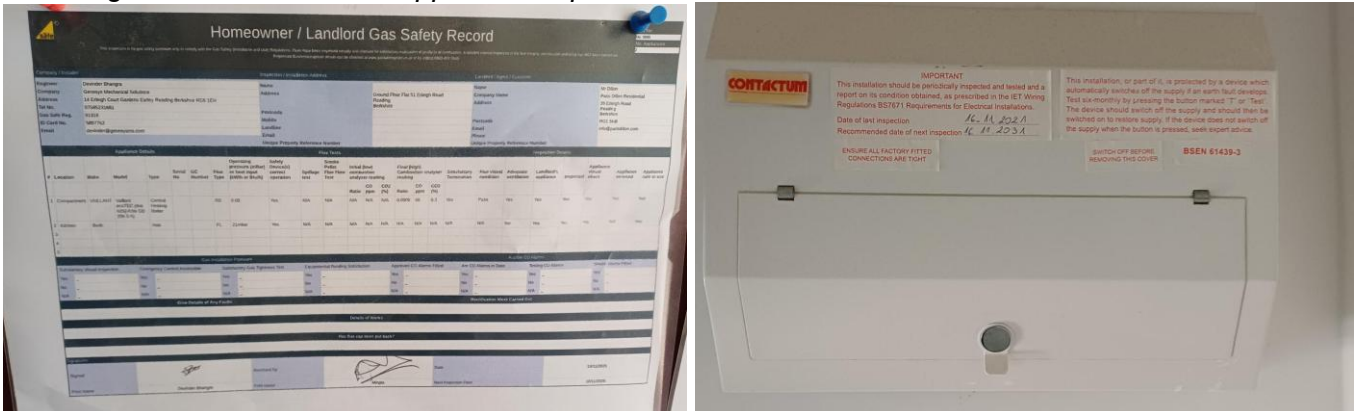
The application form states that the grounds upon which the certificate is being sought are as follows:

- *51 Erleigh Road has been used continuously as x3 self-contained units for more than 4 years.*
- *The x3 self-contained flats have been used continuously for more than 4 years as required and shown in the evidence provided within this application.*

The application form states that the use or activity begun, or the building works substantially completed, on 01/11/2021 and that there has been no interruption since that date, nor has there been any change of use since the start of the use.



Officer site visit photographs on 09/07/2026. Above left: exterior buzzer entry system referencing ground, first and second floor buzzers. Above right: internal fire alarm system, stated to have been installed 9/11/2021. Below left: Gas Safety record, referencing a ground floor flat and being dated 10/11/2025. Below right: 2nd floor electrical appliance inspected 16/11/2021.



Plans and other information considered:

Flat specific information: (Officer note – all names have been shortened to initials only)

Ground Floor

Tenancy Agreements:

- Tenancy Agreement by Paris Dillon Residential for TLK, dated 01/11/2021, relating to Room 1, Ground Floor, 51 Erleigh Road for 6 months from 01/11/2021 until 30/04/2022. Signed version (6 pages). (duplicate version received on 19/08/2026)
- Tenancy Agreement by Paris Dillon Residential for AML, dated 03/08/2023, relating to Ground Floor, 51 Erleigh Road for 6 months from 01/09/2023 until 29/02/2024. Signed version (6 pages) (duplicate version received on 19/08/2026)
- Assured Periodic Tenancy Agreement by Paris Dillon Residential for AME, dated 03/06/2026, relating to Ground Floor Flat, 51 Erleigh Road from 01/06/2026. Signed version (12 pages), as received 19/08/2026

Deposit Certificates:

- Deposit Certificate by mydeposits for TLK (signed by landlord & tenant) – stated fixed term tenancy start date of 01/11/2021 / stated fixed term tenancy end date of 30/04/2022. (duplicate version received on 19/08/2026)
- Deposit Certificate by mydeposits for AML (unsigned by landlord or tenant) – stated fixed term tenancy start date of 01/09/2023 / stated fixed term tenancy end date of 29/02/2024. (duplicate version received on 19/08/2026)

Lighting Certificates:

- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Ground Floor', dated 21/12/2021, Certificate Number EL18393 (2 pages)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Ground Floor', dated 05/12/2022, Certificate Number EL18393 (2 pages)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Ground Floor', dated 16/11/2023, Certificate Number EL18393 (2 pages)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Ground Floor', dated 13/11/2025, Certificate Number EL18393 (2 pages)

Fire Inspection Reports:

- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Ground Floor 51 Erleigh Road', dated 05/12/2022, Certificate Number FP149 (4 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Ground Floor 51 Erleigh Road', dated 16/11/2023, Certificate Number FP149 (4 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'GF 51 Erleigh Road', dated 11/11/2024, Certificate Number FP146 (4 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Ground Floor 51 Erleigh Road', dated 13/11/2025, Certificate Number FP149 (4 pages)

Vacating Detail forms by Paris Dillon Residential:

- Vacating Details of TLK dated 20/08/2023, as received on 19/08/2026

Middle Floor

Tenancy Agreements:

- Tenancy Agreement by Paris Dillon Residential for MH, dated 12/11/2021, relating to Middle Floor, 51 Erleigh Road for 6 months from 19/11/2021 until 18/05/2022. Signed version (6 pages).
- Tenancy Agreement by Paris Dillon Residential for KMD, dated 10/10/2022, relating to Middle Floor, 51 Erleigh Road for 12 months from 12/10/2022 until 11/10/2023. Signed version (6 pages).
- Tenancy Agreement by Paris Dillon Residential for JSLDP, dated 01/11/2023, relating to Middle Floor, 51 Erleigh Road for 6 months from 17/11/2023 until 16/05/2024. Signed version (6 pages).
- Tenancy Agreement by Paris Dillon Residential for ROI, dated 07/10/2024, relating to Middle Floor, 51 Erleigh Road for 6 months from 28/10/2024 until 27/04/2025. Signed version (6 pages)

Deposit Certificates:

- Deposit Certificate by mydeposits for MH (unsigned by landlord or tenant) – stated fixed term tenancy start date of 19/11/2021 / stated fixed term tenancy end date of 18/05/2022
- Deposit Certificate by mydeposits for KMD (unsigned by landlord or tenant) – stated fixed term tenancy start date of 12/10/2022 / stated fixed term tenancy end date of 11/04/2023
- Deposit Certificate by mydeposits for JSLDP (unsigned by landlord or tenant) – stated fixed term tenancy start date of 14/11/2023 / stated fixed term tenancy end date of 13/05/2024
- Deposit Certificate by mydeposits for ROI (unsigned by landlord or tenant) – stated fixed term tenancy start date of 28/10/2024 / stated fixed term tenancy end date of 27/04/2025.

Lighting Certificates:

- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Mid Floor', dated 21/12/2021, Certificate Number EL18395 (2 pages)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Mid Floor', dated 05/12/2022, Certificate Number EL18395 (2 pages)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Mid Floor', dated 16/11/2023, Certificate Number EL18395 (2 pages)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Mid Floor', dated 11/11/2024, Certificate Number EL18395 (2 pages) (2 copies of the same document submitted)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Mid Floor', dated 13/11/2025, Certificate Number EL18395 (2 pages)

Fire Inspection Reports:

- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Mid 51 Erleigh Road', dated 21/12/2021, Certificate Number FP1728 (4 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Mid 51 Erleigh Road', dated 05/12/2022, Certificate Number FP1728 (4 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Mid 51 Erleigh Road', dated 16/11/2023, Certificate Number FP1728 (4 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Mid 51 Erleigh Road', dated 13/11/2025, Certificate Number FP1728 (4 pages)

Vacating Detail forms by Paris Dillon Residential:

- Vacating Details of MH dated 09/10/2022, as received on 19/08/2026
- Vacating Details of KD dated 12/11/2023, as received on 19/08/2026
- Vacating Details of JSLDP dated 16/10/2024, as received on 19/08/2026

Top Floor

Tenancy Agreements:

- Tenancy Agreement by Paris Dillon Residential for AP & SL, dated 30/11/2021, relating to Top Floor, 51 Erleigh Road for 6 months from 30/11/2021 until 29/05/2022. Signed version (8 pages).
- Tenancy Agreement by Paris Dillon Residential for ARR, dated 10/11/2023, relating to Top Floor, 51 Erleigh Road for 6 months from 01/12/2023 until 31/05/2024. Signed version (6 pages).
- Tenancy Agreement by Paris Dillon Residential for EIOOM & AOOO, dated 20/05/2024, relating to Top Floor, 51 Erleigh Road for 12 months from 01/07/2024 until 30/06/2025. Signed version (6 pages).
- Tenancy Agreement by Paris Dillon Residential for OJGB & HM, dated 28/04/2025, relating to Top Floor, 51 Erleigh Road for 12 months from 01/07/2025 until 30/06/2026. Signed version (6 pages).
- Assured Periodic Tenancy Agreement by Paris Dillon Residential for NB & NDM, dated 08/07/2026, relating to Top Floor, 51 Erleigh Road from 08/07/2026. Signed version (12 pages), as received 17/08/2026

Deposit Certificates:

- Deposit Certificate by mydeposits for SL (unsigned by landlord or tenant) – stated fixed term tenancy start date of 30/11/2021 / stated fixed term tenancy end date of 29/05/2022.
- Deposit Certificate by mydeposits for ARR (unsigned by landlord or tenant) – stated fixed term tenancy start date of 01/12/2023 / stated fixed term tenancy end date of 31/05/2024
- Deposit Certificate by mydeposits for EOM (unsigned by landlord or tenant) – stated fixed term tenancy start date of 01/07/2024 / stated fixed term tenancy end date of 30/06/2025
- Deposit Certificate by mydeposits for OJGB (unsigned by landlord or tenant) – stated fixed term tenancy start date of 01/07/2025 / stated fixed term tenancy end date of 30/06/2026

Lighting Certificates:

- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh TF', dated 21/12/2021, Certificate Number EL1295 (2 pages)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Road TF', dated 05/12/2022, Certificate Number EL1295 (2 pages)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Road TF', dated 16/11/2023, Certificate Number EL1295 (2 pages)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Road TF', dated 11/11/2024, Certificate Number EL1295 (2 pages) (2 copies of the same document submitted)
- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Road TF', dated 13/11/2025, Certificate Number EL1295 (2 pages)

Fire Inspection Reports:

- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Top 51 Erleigh Road', dated 21/12/2021, Certificate Number FP146 (4 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Top 51 Erleigh Road', dated 05/12/2022, Certificate Number FP146 (4 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Top 51 Erleigh Road', dated 16/11/2023, Certificate Number FP146 (4 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'TF 51 Erleigh Road', dated 13/11/2025, Certificate Number FP146 (4 pages)

Basement (presumably submitted in error by virtue of the proposals not involving the basement floor)

- Emergency Lighting Periodic Inspection and Testing Certificate by Smart Homes Electricals Ltd for '51 Erleigh Basement', dated 11/11/2024, Certificate Number EL183494 (2 pages)
- Fire Detection and Alarm System Inspection and Servicing Report by Smart Homes Electricals Ltd for 'Basement 51 Erleigh Road', dated 21/12/2021, Certificate Number FP145 (4 pages)

As all received on 26/06/2026, except where otherwise stated.

Other information:

- Application form Planning Portal Reference: PP-14889645, dated 26/06/2026
- 9547 PI-01 - Location Plan
- 9547 PI-04.01 – Existing Floor Plans

As all received on 26/06/2026

- Statutory Declaration of MG, office manager of Fineways Property Limited T/A Paris Dillon Residential, dated 17/08/2026
- Statutory Declaration of PD, Director of Fineways Property Limited T/A Paris Dillon Residential, dated 17/08/2026

As both received on 17/08/2026

3. RELEVANT PLANNING HISTORY

51 Erleigh Road

PL/19/1474 - Use of ground, first and second floors as a 5 person HMO (Class C4). Certificate of Lawfulness (Existing Use) Granted on 21/01/2020.

Reading Borough Council
Working better with you

MANDATORY LICENSING OF HOUSES IN MULTIPLE OCCUPATION LICENCE
HOUSING ACT 2004, PART 2

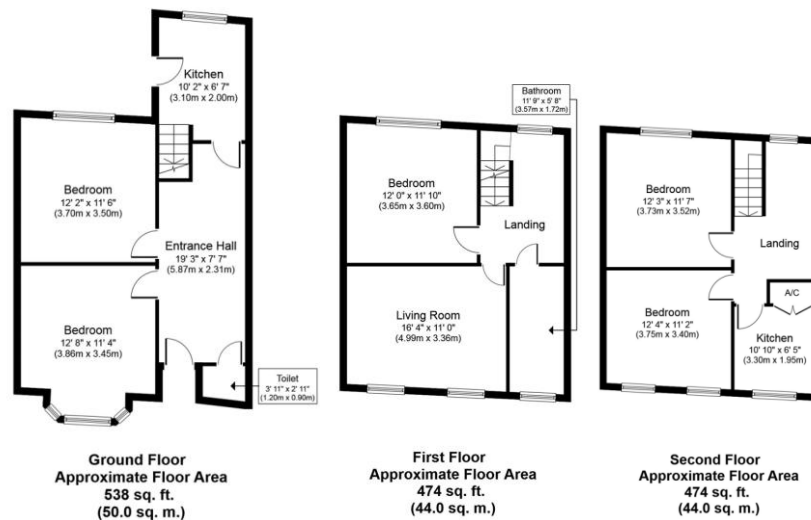
This Licence relates to: 51 Erleigh Road, Reading, RG1 5NB
Licence Reference Number: 604584
Licence start date: 13/11/2017 Licence expiry date: 12/11/2022
Licence Holder: Fineways Property Ltd
Address: 39 Erleigh Road, Reading, RG1 5NB

The total permitted occupancy of this property is up to **5** people.
The maximum permitted number and ages of occupiers for each room/letting are shown in the table below.

Room/letting	Maximum number of occupiers permitted	Room(s) permitted for occupation by people under the age of 10 years only
Ground floor front and rear rooms; first floor rear room; second floor front and rear rooms	Two (2) people each, maximum	Not applicable
All other areas in the property	Not permitted as sleeping accommodation	

Further details of this scheme are available from:
Private Sector Housing, Environmental Health
Reading Borough Council
Civic Offices
Bridge Street
Reading, RG1 2JJ
0118 9372151

Signed
Giorgio Framasico, Head of Planning, Development and Regulatory Services,
(authorised on behalf of the Council)



Basement Flat, 51 Erleigh Road

PL/17/1276 - The Basement is being used as a flat for more than 4 years. Certificate of Lawfulness (Existing Use) Granted on 25/10/2017.

4. CONSULTATIONS

Planning Enforcement: Planning Enforcement has confirmed that there is one record of a Planning Enforcement case at the site, but this is likely to be unrelated to these proposals.

Electoral Registration: The number of electors registered from 2017-2026 are as follows:

Please see below the number of electors registered at 51 Erleigh Road, RG1 5NB.

	51 Erleigh Road	51 Erleigh Road, Basement Flat
2026	3	2
2025	1	2
2024	1	2
2023	0	1
2022	0	0
2021	0	0
2020	3	1
2019	3	0
2018	0	0
2017	1	1

Council Tax: Records show this property is banded as a single dwelling for Council Tax purposes since at least 01/04/1997.

Council Tax does have the basement flat separately banded, however that is separate from the consultation.

A billing authority report will shortly be sent to the Valuation Office to request this property is split into 3 flats.

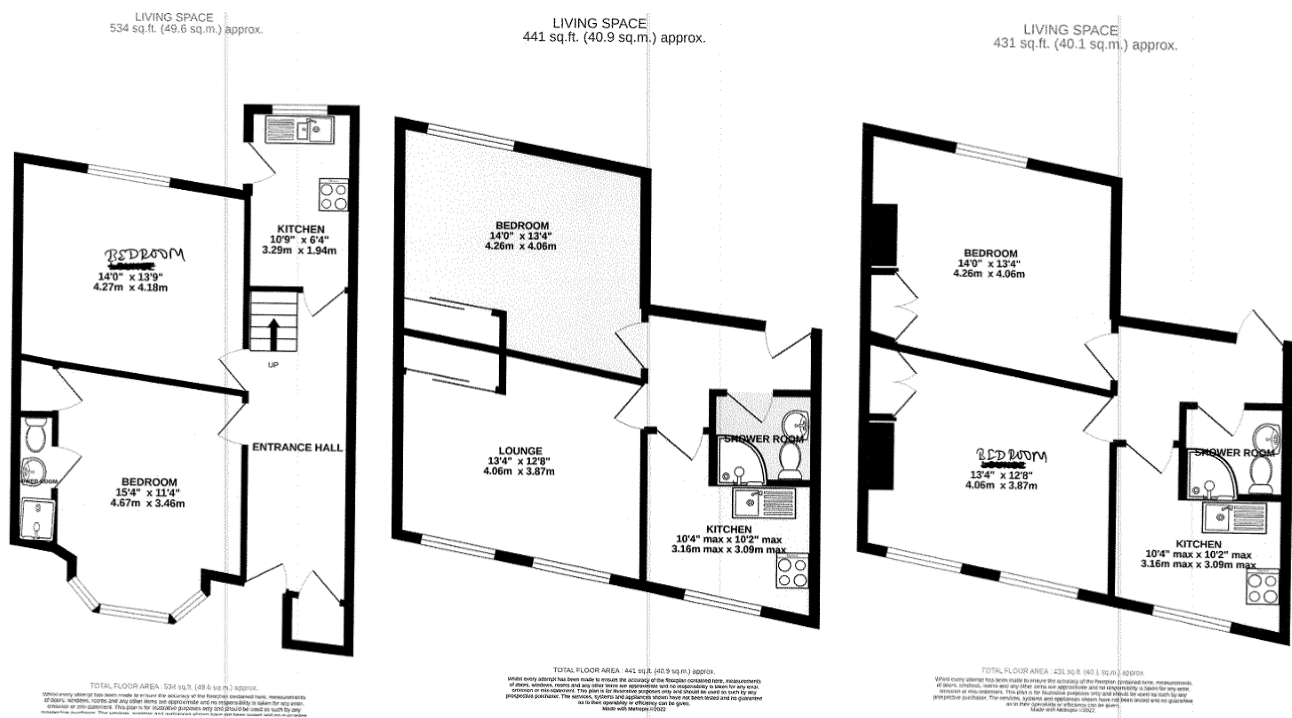
Environmental Protection: No response received.

Private Sector Housing: Confirmed that an inspection of this property was carried out on 16/10/2020. At that time, the property was a three-storey house in multiple occupation with two bedrooms on the ground

floor, one bedroom on the first floor and two bedrooms on the second floor. There was also a lounge on the first floor, along with a bathroom. There were kitchens on the second and ground floors. There was a separate toilet compartment on the ground floor. The property was not separated into self-contained flats at this time.

Another inspection took place on 27th August 2021. Photographs in the rear garden suggested some refurbishment work were taking place. At the time it was understood that the basement was being reconfigured

On 22nd October 2025 an application for the HMO licence to be renewed was received, with the floor plans submitted shown below.



Following this Lawful Development Certificate for existing use application (and the consultation by the Local Planning Authority to the Private Sector Housing team), Private Sector Housing withdrew the HMO licence application and refunded the application fee. The reason was that the property was not a licensable HMO at the time the application was made.

Legal Services: The officer assessment of the application was undertaken and then sent to Legal Services for comment, alongside the information submitted by the applicant. The following concluding comments were made by Legal Services:

Taking the submitted evidence as a whole, I agree that the evidence sufficiently precise and unambiguous so that, on the balance of probabilities, 51 Erleigh Road had been used as 3 self-contained dwellings for at least 4 years as at the date of application. While there are gaps and inconsistencies, nothing in your own enquiries has revealed anything to make the applicant's version of events less than probable. For that reason, I agree with your recommendation to grant a CLE in this case.

Public consultation:

A site notice was erected on 09/07/2026, seeking for comments until 31/07/2026. No responses were received.



5. LEGAL AND PLANNING POLICY CONTEXT

Section 10 of the Planning and Compensation Act 1991 established a procedure that enables anyone who wishes to do so, to apply to the local planning authority to determine whether a proposed use or operation, or an existing operational development or an existing use of land, or any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted, is lawful, and if so, be granted a certificate to that effect.

A Lawful Development Certificate is a legal document stating the lawfulness of past, present or future development. If granted by the local planning authority, the certificate means that enforcement action cannot be carried out to the development referred to in the certificate. However, the certificate will not protect from enforcement action by the planning authority if the specified use or development is then changed 'materially' without a planning application for it.

The certificate is not a planning permission. The planning merits of the use, operation or activity in the application are not relevant. The issue of a certificate depends entirely on factual evidence about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The responsibility is on the applicant to provide evidence to support the application.

Section 191 of the Town and Country Planning Act 1990 is the relevant section dealing with issues for Certificates of Lawful Existing Use or Development. This section provides the mechanism for any person to ascertain whether an existing use or development would be lawful, which is by the submission of an application. Section 191(2) states that the use will be lawful if no enforcement action could be taken in respect of the use and that the use or development does not constitute a contravention of any of the requirements of an Enforcement Notice then in force. If there is a Notice in force, then the time period for the Certificate cannot run in relation to that particular breach.

Section 191(4) provides that if the LPA is satisfied that the existing use or development is lawful, then a Certificate must be granted. The burden of proof to prove that this use has existed for 4 years rests with the applicant and the test is on the balance of probabilities. Additionally, as a local authority we are advised that if we have no evidence to the contrary and the applicant's evidence is sufficiently clear and unambiguous then the certificate should be granted. Section 191(4) further provides that the authority can grant such certificate as described in the application or such description as modified or substituted by us.

The NPPG states that *"The applicant is responsible for providing sufficient information to support an application. In the case of applications for existing use (section 191 of the Town and Country Planning Act 1990), if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the*

application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability".

6. APPRAISAL

In order for a certificate of lawfulness to be granted for this application, the applicant must demonstrate that the use of the ground, first and second floors of 51 Erleigh Road, as three self-contained residential units (one on each floor), began more than 4 years before the date of this application of 26/06/2026 and has been in continuous use as three self-contained residential units for the relevant time period which is **26/06/2022 to 26/06/2026**. The application form and accompanying information state that the use of all residential units began on, or the building works were substantially completed, on 01/11/2021.

Initially, it is confirmed that the time period for consideration is 4 years and not 10 years. This is as the works were said to have been substantially complete before 25th April 2024, as referenced above. Hence, the 4 year period still applies in this instance.

With regard to the internal consultee responses the **Electoral Registration** team only has record a basement flat and the '51 Erleigh Road' which is reasonably considered to be the ground, first and second floors (with no differentiation), with varying number of occupants in the past decade. In separate subsequent correspondence with the case officer, the named occupiers on tenancy agreement information submitted by the applicant was verified in a number of instances, but names did not match in other instances.

The **Planning Enforcement Team** has confirmed that there is no related enforcement history to this property.

Council Tax records show this property is banded as a single dwelling for Council Tax purposes since at least 01/04/1997 (and the separately banded basement flat). Hence, none of the three flats subject of this application have been registered for Council Tax during the qualifying period. The information provided by Council Tax aligns with the information freely available via the gov.uk website:

<https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=RG15N114Q6T5e-d91Aw8page=0>

Address	Band	Action
49 ERLEIGH ROAD, READING, RG1 5NB	D	Reading
BST FLAT 51 ERLEIGH ROAD, READING, RG1 5NB	Deleted	Reading
BST FLAT 51 ERLEIGH ROAD, READING, RG1 5NB	Deleted	Reading
BST FLAT 51 ERLEIGH ROAD, READING, RG1 5NB	A	Reading
51 ERLEIGH ROAD, READING, RG1 5NB	Deleted	Reading
51 ERLEIGH ROAD, READING, RG1 5NB	C	Reading
51 ERLEIGH ROAD, READING, RG1 5NB	Deleted	Reading
51 ERLEIGH ROAD, READING, RG1 5NB	Deleted	Reading
51 ERLEIGH ROAD, READING, RG1 5NB	Deleted	Reading
51 ERLEIGH ROAD, READING, RG1 5NB	Deleted	Reading

1 2 Next >

[I cannot find my property](#)

<https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=RG15N114Q6T5e-d91Aw8page=1>

Search results for RG1 5NB

[Search again](#)

Showing 21 - 24 of 24 results

Last updated on 5 July 2026

Address	Council Tax band	Local Authority
51 ERLEIGH ROAD, READING, RG1 5NB	Deleted	Reading
53 ERLEIGH ROAD, READING, RG1 5NB	Deleted	Reading
53A ERLEIGH ROAD, READING, RG1 5NB	A	Reading
53B ERLEIGH ROAD, READING, RG1 5NB	A	Reading

< Previous 1 2

[I cannot find my property](#)

This data is not to be used for commercial use

<https://www.tax.service.gov.uk/check-council-tax-band/property/02484b61-9058-0200-95ed-d735d1937af>

GOV.UK

Check and challenge your Council Tax band

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Property information for
51 ERLEIGH ROAD, READING, RG1 5NB

Local Authority	Reading
Local authority reference number	0003918005100A
Council Tax band	C
Improvement indicator	No
With effect from	1 July 2003
Mixed-use property	No
Court code	None

[What does my property information mean?](#)

<https://www.tax.service.gov.uk/check-council-tax-band/property/020a3495-3072-1036-488-275d15c2962>

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Check and challenge your Council Tax band

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Property information for
BST FLAT 51 ERLEIGH ROAD, READING, RG1 5NB

Local Authority	Reading
Local authority reference number	00039180051014
Council Tax band	A
Improvement indicator	No
With effect from	1 July 2004
Mixed-use property	No
Court code	None

[What does my property information mean?](#)

The **Private Sector Housing team in Environmental Health** confirmed the floors of the building relevant to this application were in HMO use before the relevant qualifying period of this application. During the qualifying period of this application, on 22nd October 2025, an application for the HMO licence to be renewed was received. The application form includes a declaration, while a set of floor plans submitted with that application differs in some respects with that witnessed during the officer site visit. Subsequent to this application and consultation, the Private Sector Housing withdrew the HMO licence application

The site visit undertaken by the case officer on 05/08/2025 confirmed the accuracy of the floor plan submitted in the majority of instances, with the exception of the matters referenced in relation to Flats 1 & 3 at section 2 above. In addition, during the site visit (see photographs at section 2 above), the following was witnessed and recorded:

- an exterior buzzer entry system referencing ground, first and second floor buzzers
- an internal fire alarm system was stated to have been installed 9/11/2021.
- a Gas Safety record referenced a ground floor (dated 10/11/2025).
- a 2nd floor electrical appliance was stated to have been inspected 16/11/2021.

The planning history at the site confirms that a certificate of lawfulness for existing use as a 5 person HMO (Class C4) was granted on 21/01/2020, prior to the qualifying period of this application. No applications have been submitted during the qualifying period.

Turning to the evidence submitted by the applicant, this is summarised below (it is listed at section 2 above), including some analysis by the case officer too:

Specific unit information:

Ground floor unit

From the information submitted as part of this application, there were two tenancy agreements included during the qualifying period (26/6/22 – 26/6/26) in relation to the ground floor unit, with this only covering a close to 7-month period (1/9/23 – 29/2/24 & 1/6/26 – 26/6/26) of the qualifying period. A single deposit certificate is also included, alongside 3 lighting certificates, 4 (yearly) fire inspection reports and one vacating form during the qualifying period. The vacating form name tallies with a tenancy agreement submitted from prior to the qualifying period, suggesting the tenant stayed beyond the initial tenancy period.

Middle floor / First floor unit

Whilst there have been three tenancy agreements submitted during the qualifying period (26/6/22 – 26/6/26), there are significant gaps in the qualifying period, such as 3.5 months (26/6/22 – 11/10/22), 5 months (17/5/24-27/10/24) and almost 14 months (28/4/25-26/6/26). 3 deposit certificates are also included, alongside 4 (yearly) lighting certificates and 3 fire inspection reports during the qualifying period. The applicant has also submitted three vacating forms from the qualifying period, with the names tallying with the tenancy agreements submitted.

Top floor / Second floor unit

Whilst there have been three tenancy agreements submitted during the qualifying period (26/6/22 – 26/6/26), there is a significant gap of over 17 months at the beginning the qualifying period (26/6/22 – 1/12/23). 3 deposit certificates are also included, alongside 4 (yearly) lighting certificates and 3 fire inspection reports during the qualifying period.

Information submitted in relation to all of the units:

During the course of the application, following an email by the planning officer providing the applicant with

an opportunity to submit more information, the agent supplied two statutory declarations, from an office manager a director of the letting agent for the property. This declares that both have direct knowledge of the property and that:

The property at 51 Erleigh Road was converted into three self-contained flats in 2021. The use and occupation of the property as three separate residential flats commenced on 1 November 2021.

Since 1 November 2021, the property has continued to be used and occupied as three separate residential flats without interruption. The flats have been let to residential tenants throughout this period under periodic tenancy agreements.

These have been signed, dated, witnessed by a stated solicitor and both state *"I make this declaration conscientiously believing same to be true and by virtue of the statutory declarations Act 1835"*. On the basis of the above, it is considered that at the outset of the application and following the internal consultations, there were a number of doubts, conflicting information and 'gaps' in the information presented. Hence the applicant was afforded an opportunity to provide further evidence during the application. Based on the submission of two separate statutory declarations, it is considered that this tips the balance of probabilities in favour of the applicant in this instance. Whilst there is some conflicting information, such as the lack of Council Tax and an HMO application being sought during the qualifying period, this is outweighed by the declarations of an office manager and director of the letting agent for the property.

Accordingly, in the absence of sufficient evidence to the contrary, on the balance of probabilities, it can be confirmed that 51 Erleigh Road has operated as 3 self-contained Class C3 residential units (ground floor flat 1; first floor flat 2; second floor flat 3) for at least a period of 4 years and is, therefore, immune to enforcement action.

The applicant has provided sufficient evidence or other information that satisfies the Local Planning Authority that the use of 51 Erleigh Road as three self-contained flats, comprising:

- Ground floor – 1 x 1-bedroom self-contained flat
- First floor – 1 x 1-bedroom self-contained flat
- Second floor – 1 x 1-bedroom self-contained flat

This began more than 4 years ago and there is no sufficient evidence to suggest this use was lost or changed. It follows that there is sufficient justification to grant the certificate of lawfulness applied for by the applicant.

7. CONCLUSION

In the absence of sufficient information or evidence to contradict or make the applicant's version less probable, on balance, it is considered that the premises at 51 Erleigh Road (ground, first and second floors only) has been in continuous use as three flats for a period of at least 4 years. It is, therefore, considered that a Certificate of Lawfulness for the use of the building as three flats (Class C3) should be granted and the certificate will relate only to the subject land (ground, first and second floors), shown edged red on the plan below.

8. RECOMMENDATION

GRANT Certificate

Location Plan



Not to scale