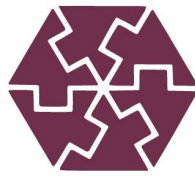


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Hannah

Surname

Wilde

Company Name

Agape Ink

Address

Address line 1

3 New Hope Terrace

Address line 2

Newport Road

Address line 3

Town/City

Reading

County

Reading

Country

England

Postcode

RG1 8FG

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
☒ No

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The Property is a C3 residential dwellinghouse, the proposed use is incidental to the Property continuing to be used as a residential dwelling with my family and I remaining in occupation.

It is proposed that a single-room of the dwelling be used for a tattoo studio, the proposed tattooing and use of that room will remain incidental to the Property being a dwelling, by permitting conduct of a home-business. Only the applicant will be carrying on the business, no other tattooist or staff will be employed. In terms of the impact, only one customer or client will be visiting the Property at a time and I will be working very limited hours.

Only 9% of the Property's internal floor area is to be used for tattooing. The outward residential appearance of the Property and the suitability of the internal spaces for occupation as a dwelling remain unaffected with no signage.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Proposed Floor plan

Photographs of inside and outside dwelling

Reading Borough Council tattoo registration/licensing documentation

Evidence re specialist clinical waste collection arrangements (and photographs)

Location plan

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The Certificate should be granted as the principal use of the Property is to remain a dwellinghouse, with the home-business of tattooing being an incidental use to the Property which does not detract from or affect its continuing use as a dwelling.

The local impact will be limited. In terms of traffic, aesthetic, noise or other disruption, this will not exceed that which is already incidental to the Property's current use as a residential dwelling. There is no external signage, dedicated waste collections will be quarterly (securely stored inside with no business or clinical waste added to household rubbish.), and no staff (just the sole-practitioning tattooist applicant). I will spend approximately 5 hours per week with clients as much of my part-time hours are spent designing.

Bookings will be taken by appointment only with no waiting room or walk in options offered and parking will not be offered to clients at all. The street outside and neighbouring streets are permit only. Clients will be encouraged to use the very near train station, bus stop, travel on foot, or if driving is essential, park at Thameside Promenade Car Park, a 7-minute walk away.

Before giving me written permission to license the space, my landlord contacted households within two houses on either side to explain my proposal. No objections or concerns were raised and the neighbours were happy for the business to operate from my home.

With one ground-floor room of this three-storey townhouse dedicated to this home business there is no material change to the use of the Property as a dwelling. There is no external change. The adjacent WC may be used by a client but remains part of our home.

The use of one room as a tattoo studio is proposed as a home-business occupying a small footprint in the Property incidental to its continuing use as a family dwelling. The use is a one-person business incidental to the overriding use of the Property of a residential character, with a family in occupation of the dwelling which will not change.

This incidental use does not disturb neighbours with smells, noises, vibrations, traffic (vehicular or pedestrian), or other disruption or pollution.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Hannah Wilde

Date

02/09/2026