



Planning Development Management Ltd

**Proposal for change of use at
Ground Floor
Unit 5
City Limits
Danehill
Lower Earley
Reading
RG6 4UP
for**

Dr Ravinder Singh Bhullar BVSc&AH, MRCVS

This application for a Certificate of Lawfulness relates to the proposed use of the subject premises as a veterinary surgery.

The existing established use is as an office, the building having been consented on 8th September 2003 under reference 021944, which approved full planning permission for the development of 5 office units including the subject unit on this site. The unit has been used continuously as an office since, up to it being vacated by the last occupier during the summer of 2023 since when the unit has been marketed and available to lease. The established use was therefore originally Class B1(a) and is now Class E(g)(i).

Dr Ravinder Singh Bullar, as an independent veterinary surgeon, proposes to lease the ground floor unit and fit this out as a modern primary care veterinary surgery / clinic.

Use Class E(e) covers “provision of medical or health services” (excluding where attached to the residence of the consultant or practitioner). E(c) also covers provision of “other appropriate services in a commercial, business or service locality”, whilst E(g) covers “uses which can be carried out in a residential area without detriment to its amenity”. Each of these parts of Use Class E could be considered as applicable to a veterinary clinic.

We note that Wokingham Council as planning authority have accepted that veterinary use is covered by Class E(e), in decisions and officer reports, in relevant applications since the change in the Use Classes Order came into effect in September 2020; examples include:

- 202344, in which the case officer’s report accepts that the previous use – Class E(a) retail – and the proposed use – Class E(e) veterinary practice, are both within Class E and therefore permission is not required for the proposed change.
- 213913, in which the case officer’s report acknowledges that both the previous use (Class E(g)(iii) research & development) and the proposed use (Class E(e) veterinary practice) are within Class E and therefore no change of use consent is required

Whilst applications involving veterinary uses are infrequent in any one planning authority area, we have many further examples from planning authorities around the country with similar decisions confirming that veterinary use is properly considered to be a use within Class E(e), and where Certificates of Lawfulness have been provided for changes of use within Class E for veterinary use. If this may be considered helpful, please advise us and we will be pleased to assist with details.

Use Class E(g)(i) replaces the former Use Class B1(a) for office use. Change of use within a use class is Permitted Development.

We therefore request a Certificate of Lawfulness for the use of this property as a veterinary surgery/clinic, to provide the comfort necessary to make the considerable investment required for the fitting out of the property to clinical standards, to provide these services.

PDML

30th January 2026