

J Pearse
4 Woodrow Drive, RG40 1RS

Ref: PA 251221 – Cert Lawfulness – Land rear 302 and rear 304 London Road, RG40 1RD

OBJECTION NUMBER 6: Aerial view labelled May 2025 submitted in Applicant's Appendix 13 is incorrect and mis-leading.

Aerial view labelled May 2025

This view is incorrectly dated and is mis-leading because it cannot be at a date in 2025. I believe is an aerial view in 2023.

The new dwelling on Planning Unit 3 (PA222556 - rear of 306 London Road) is not evident. This dwelling commenced construction on 4 October 2023 and concrete poured 10 October 2023 as evidenced by Planning Enforcement Officers. This view does show that Planning Unit 3 has been returned to vegetation in accordance with Enforcement / Appeal refused in 2021.

Our own garden is visible, showing our new paving laid in February/March 2023 but does not show any of our subsequent planting that same year (including a Eucalyptus tree approx. 1.5m).

This Aerial view shows that Mulberry Veterinary Practice has completed their extension to provide new kennel facility built after obtaining planning approval in 2022. ([Reference my Objection Number 3 lodged separately](#)).

Therefore, this photograph must relate to a period sometime between March 2023 and at very latest 4 October 2023. It does not evidence anything relative to a date in May 2025, it does however evidence the presence of lorries on the land previously fenced off for sole use by Mulberry Veterinary Practice ([Reference my Objection Number 3 lodged separately](#)), vehicles forward of residential Annexe on Planning Unit 2, and what I believe is the grey mobile home vehicle moving either to or from the area adjacent to our rear boundary where it is frequently parked. However, there is NO visual evidence of car repairs on the site at date of photograph.

Please note also that this aerial photograph does clearly show the fenced area west of the 'Annexe', adjacent to our rear boundary, for use as a residential amenity for the Annexe. This is the same area that is evident in the photograph dated 1 September 2020, page 10 in Expediency Report RFS/2020/085605 ([reference my Objection No. 7](#)).

Aerial View labelled February 2022

Clearly shows the gravelled and fenced off area between the garage workshop on Planning Unit 1 when it was only accessible from Mulberry Veterinary Practice 302 London Road and not accessible from 304 London Road until at earliest March 2022. ([Reference my Objection Number 3 lodged separately](#)).

There are no vehicles (commercial or domestic) on Planning Unit 1 in proximity to open fronted garage/workshop in north-west corner nor on our boundary abutting Planning Unit 1 and the Annexe on Planning Unit 2. Clearly this photograph does not prove any continuous use for car-repairs.

Aerial View dated April 2020

The date of this photograph is at the start of the Covid lockdown.

There at least 9 vehicles in this photograph on Planning Unit 3 (rear of 306 London Road) subject of Enforcement RFS/2020/085605 and refused Appeal APP/X0360/C/20/3262299. There are also lorries parked nose to tail on Planning Unit 1 adjacent to the rear boundary of Mulberry Veterinary Practice. The area where the lorries on Planning Unit 1 is within the area that was fenced off for sole use by Mulberry Veterinary Practice in 2021 until at least March 2022 i.e. after the date of this aerial view ([Reference my Objection Number 3 lodged separately](#)).

The only other vehicle on the whole site is parked forward of the Annexe on Planning Unit 2 and appears to be a domestic vehicle associated with that dwelling. There is **no visual evidence of car repairs** within the area subject of the current planning application PA251221.

The Appeal Decision notice, dated June 2020, has been lodged against this current PA251221, by the Applicant. In the Inspector's Decision Notice point 5 he refers to Google Maps Aerial View crammed with 9 vehicles. I contend this is the same Aerial View to which he refers. I further contend that the Inspector has linked his Decision to the vehicles shown on Planning Unit 1 which are not domestic vehicles. HOWEVER, this Appeal Decision is superseded by the Applicant's non-continuous use of the land within Planning Unit 1 which was fenced off for sole use by Mulberry Veterinary Practice and approved PA222556 Planning Unit 3.

This photograph also does not present any evidence of any car-repairs and especially during the Covid lockdown restrictions.

Aerial Views dated 2018 and 2017

The Planning Officer's signed Report dated 8 February 2019 against PA182277 concluded that the 10-year continuous use of the whole site was not proven and specifically refers to the land rear of 302 London Road (Planning Unit 1 and subject of current PA251221). The last line under heading Conclusion says ... **"having the effect of restarting the 10 year time clock"**.

I contend therefore that these photos are not new evidence/proof of any continuous use prior to 2018 as these aerial photographs would have been available for the decision made against PA 182277 and therefore irrelevant.