

Tel: 01182378636
E-mail: helen.maynard@wokingham.gov.uk
Date: 18 December 2024
My Ref: RFS/2024/089971



WOKINGHAM BOROUGH COUNCIL

Development Management &
Regulatory Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Mr Edward James Smith
The Furze, Dunt Avenue,
Hurst, Reading,
Berkshire
RG10 0SY

Dear Mr Smith,

Subject: Without planning permission, the use of the Land for:

(a) sports massage & therapy

(b) storage of cars

(c) storage of a touring caravan

and the erection of a building and formation of hardstanding

Site: Land to the rear of The Furze, Dunt Avenue, Hurst RG10 0SY

Following a site visit on 18 December 2024, it has been observed that there are a number of breaches of planning control at the above property.

(a) Material change of use of land from light industrial to sports massage and therapy

The office (as shown on the approved plan for planning permission 43203) was being used for a sports massage and therapy business "Ocean Sports Therapy".

The change of use of the building to a sports massage and therapy business requires the benefit of planning permission and no such permission exists. You are therefore requested to cease the use of the building as a sports massage and therapy business and return the building to its authorised use **within 28 days of the date of this letter**.

(b) Breach of Condition 3 of planning permission 43203

Unit W1 (as shown on the approved plan for planning permission 43203) was being used for a car sales business "Drews Motor Vehicles".

Condition 3 of planning permission 43203 states that *"No materials, goods or items of any sort associated with the use of the site shall be deposited or stored in the open on the site."*

The use of the Land for the storage of cars is understood to be associated with "Drews Motor Vehicles". The storage of cars on the Land is in breach of this condition. You are therefore requested to remove the cars from the Land **within 28 days of the date of this letter**.

(c) Material change of use of land for the storage of a touring caravan.

The change of use of the land for the storage of a caravan requires the benefit of planning permission and no such permission exists.

You are therefore requested to remove the caravan from the Land **within 28 days of the date of this letter.**

The erection of a building

To the east of Unit W1 a building has been erected without the benefit of planning permission. Having reviewed the aerial imagery, it appears that the building has been in situ since approximately 2010.

You should submit a Certificate of Existing Lawful Use to regularise this breach of planning control.

This type of application is determined based on the facts of the case. A Certificate (if approved) confirms that a use has been continuous on land for more than 10 years and that buildings have been erected on land for more than 4 years. A Certificate (if approved) confirms that development is immune from planning enforcement action and therefore that the land use and buildings are lawful for planning purposes. You will need to submit evidence with this application to satisfy the Council "on the balance of probabilities" that the development has been taking place continuously for the requisite time period of 4 and 10 years for us to approve an application. The onus is on the applicant to provide sufficient information to convince the Council.

The formation of hardstanding.

To the east of Unit W1 an area of hardstanding has been formed which does not benefit from planning permission. From reviewing the aerial imagery, it appears that the hardstanding was extended in 2013 and was extended again around 2017.

You should submit a Certificate of Existing Lawful Use to regularise this breach of planning control for the hardstanding formed in 2013. Please can you confirm why the hardstanding was extended in 2013 and then again in 2017 and what it is used for?

You are requested to submit both these Certificate application to regularise this breach within **28 days of the date of this letter.**

Applications can be made online at <https://www.planningportal.co.uk>. Submission of a retrospective planning application does not necessarily mean permission will be granted. Any application will be determined 'without prejudice' by the Council on its own merits. I take this opportunity to remind you that any works already undertaken have been at your own risk and expense.

If no remedial works take place or no application is submitted, the Council will have to consider the expediency of taking formal enforcement action on the breach of planning control.

Please confirm your intentions within **7 days of the date of this letter.**

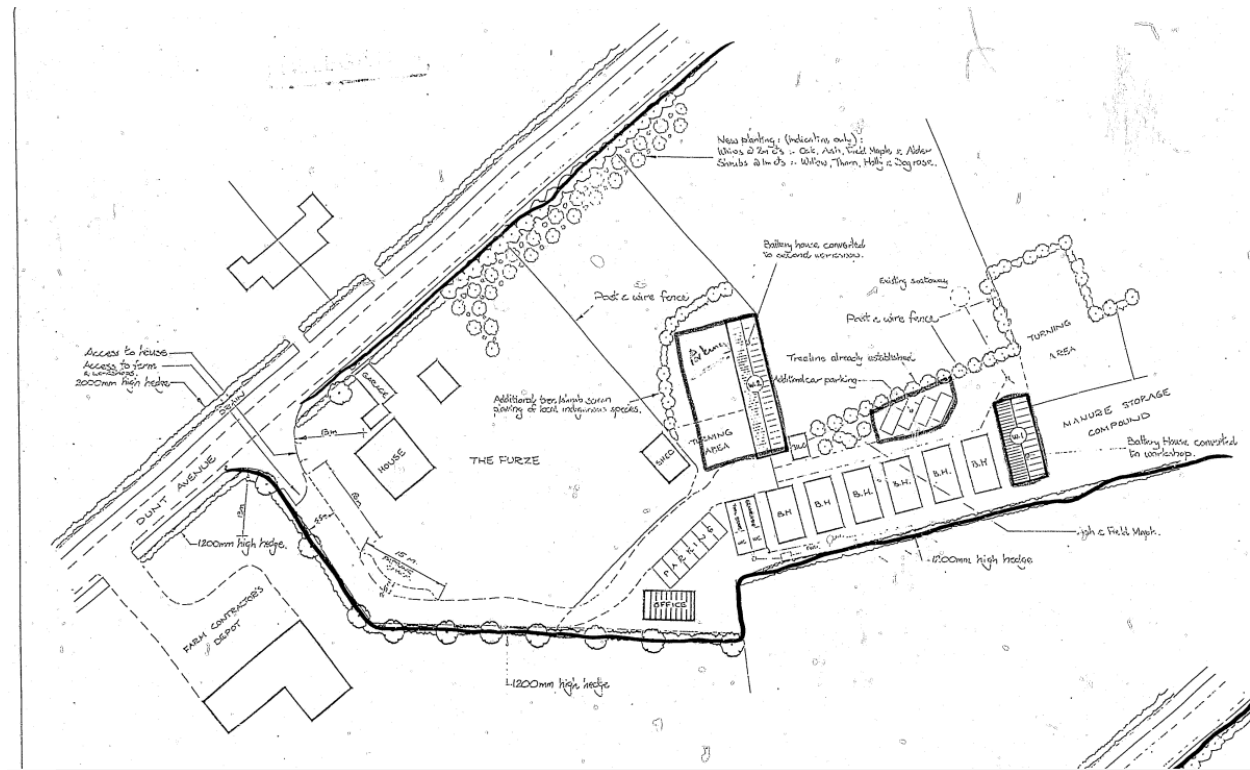
Yours sincerely,

Helen Maynard

Helen Maynard

Team Manager– Development Management & Compliance (Specialist)

Appendix 1 – Approved Plan 43203



Tel: 01182378636
E-mail: helen.maynard@wokingham.gov.uk
Date: 18 December 2024
My Ref: RFS/2024/089971



WOKINGHAM BOROUGH COUNCIL

Mr Betty Churchill Smith
The Furze, Dunt Avenue,
Hurst, Reading,
Berkshire
RG10 0SY

Development Management &
Regulatory Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Ms Smith,

Subject: Without planning permission, the use of the Land for:

(d) sports massage & therapy

(e) storage of cars

(f) storage of a touring caravan

and the erection of a building and formation of hardstanding

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(f) Material change of use of land for the storage of a touring caravan.

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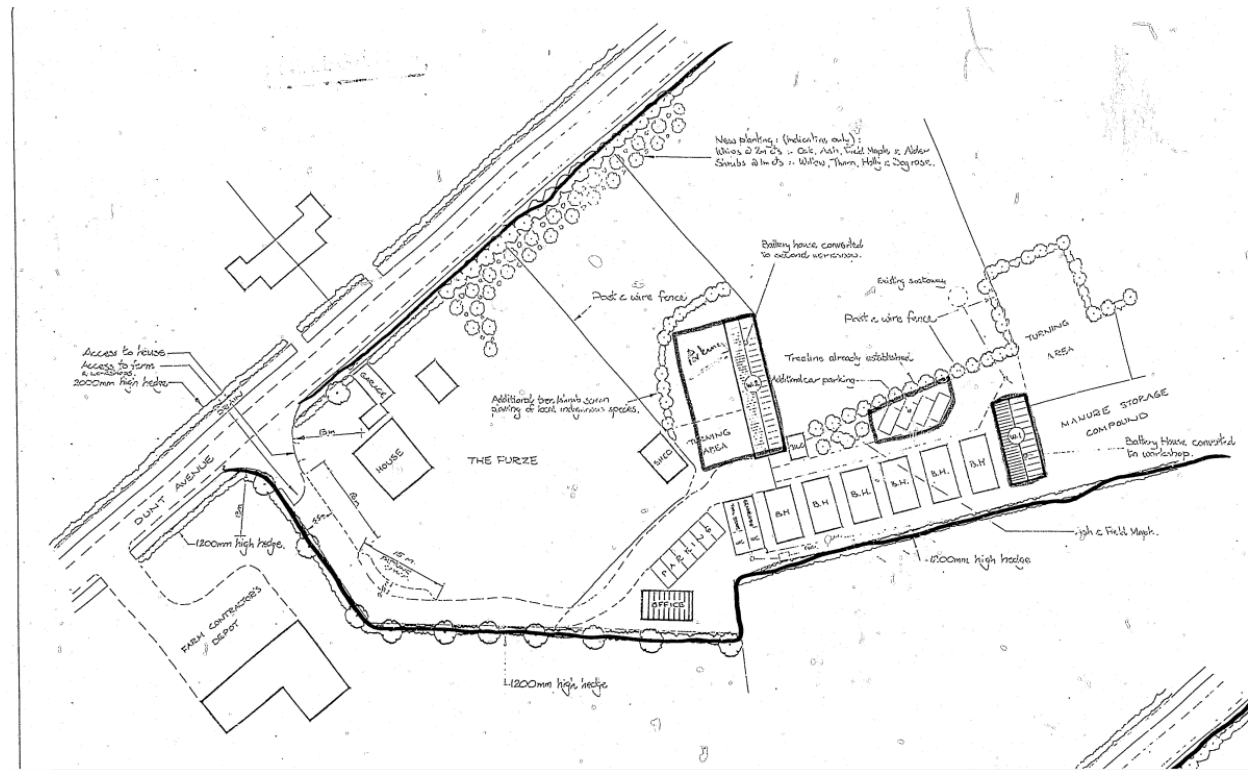
Yours sincerely,

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Team Manager– Development Management & Compliance (Specialist)

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Tel: 01182378636
E-mail: helen.maynard@wokingham.gov.uk
Date: 18 December 2024
My Ref: RFS/2024/089971

Mr Drew,
Drew's Motor Vehicles
The Furze, Dunt Avenue,
Hurst, Reading,
Berkshire
RG10 0SY

Development Management & Regulatory Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Mr Drew,

Subject: Without planning permission, the use of the Land for:

(g) sports massage & therapy

(h) storage of cars

(i) storage of a touring caravan

and the erection of a building and formation of hardstanding

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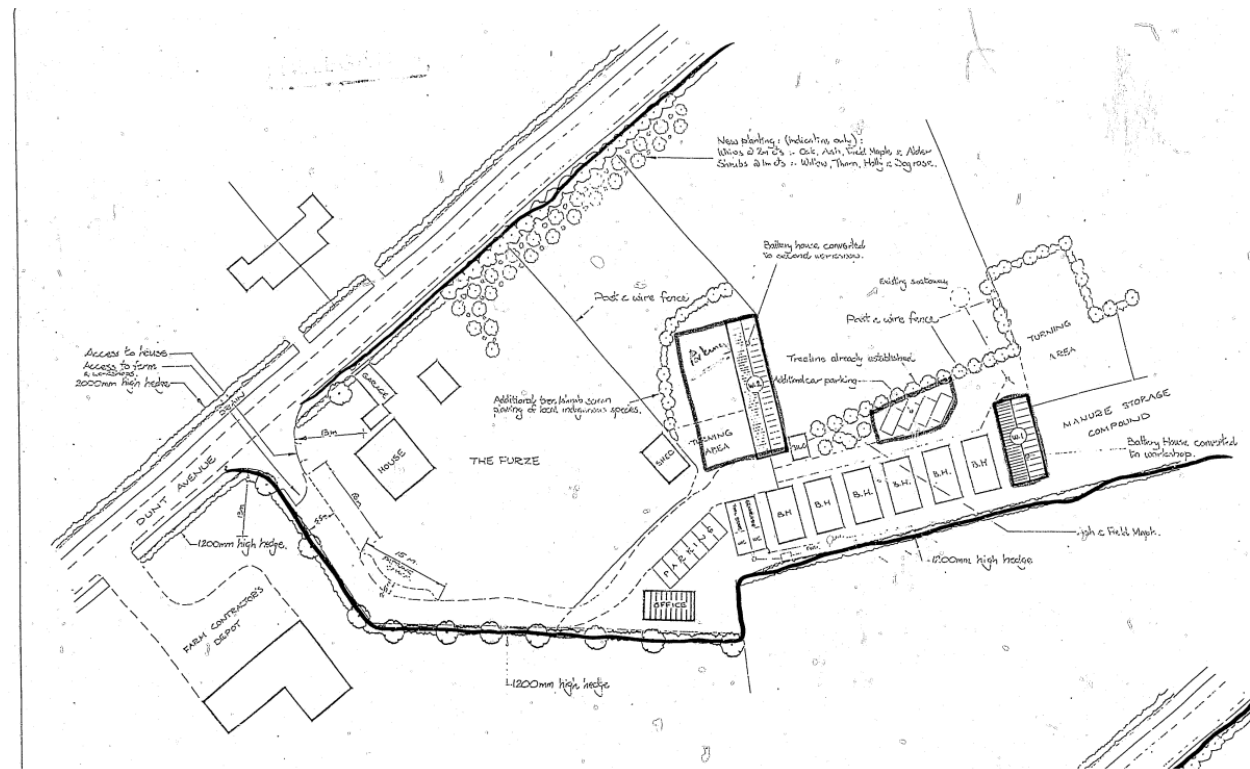
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Ocean Sport's Therapy
The Furze, Dunt Avenue,
Hurst, Reading,
Berkshire
RG10 0SY

Development Management & Regulatory Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Sir/Madam,

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- (j) sports massage & therapy**
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