PLANNING REF : 262299
PROPERTY ADDRESS : Shinfield Parish Council
: School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Kalsi-Spiller Mara
DATE SUBMITTED : 02/11/2026

COMMENTS:
Shinfield Parish Council notes that this application seeks a Certificate of Existing Lawful Development for the use of 35 Deardon Way as a House in Multiple Occupation (Use Class C4).

The supporting information states that the property operates as a -bedroom HMO with shared facilities and relies primarily on statutory declarations and tenancy records to demonstrate continuous occupation over a period exceeding ten years.

However, the documents available do not include floor plans, room dimensions or details of the internal layout. The Parish Council is therefore unable to assess whether the accommodation provided meets the relevant standards normally associated with HMO accommodation.

Furthermore, no information has been provided regarding on-site parking provision or the availability of spaces associated with the property. Given that the application relates to a 7-bedroom HMO, clarification should be provided regarding parking arrangements and whether the level of provision is adequate for the intensity of occupation claimed.

The Parish Council requests that the Local Planning Authority satisfy itself that sufficient and robust evidence has been submitted to
demonstrate continuous lawful C4 use for the requisite period and that the level of occupation claimed is supported by appropriate evidence.