

Mrs M Hunt
Linden Place
Bath Road
Kiln Green
Reading RG10 9UT

1st November 2025

Application No. 252548

Copper Beeches
Hare Hatch/Kiln Green
Reading RG10 9UT

Dear Sir

I object to this application for a Certificate of Existing Lawful Development for the formation and occupation of 8 independent flats in the above application.

For this to seriously be looked at as a CELD I would bring to light there were **not 8 independent flats** until extensive work was carried out in 2023/2024.

This application shows existing ground floor flats and first floor flat each have their own access to the property. This was never the case prior to the work carried out in 2023/24.

Prior to 2023/2024, The entrance to the bedsits has been via the main door for both ground floor and first floor accommodation. There has been one rear door access.

This is also highlighted in their application 180558 which clearly shows 1 front door access to all bedsits and 1 rear door access.

In their application 200436 again we note there is one main door for all bedsits/flat and 1 rear door access.

Therefore, sufficient time has not elapsed for a CLED to be submitted for the plan as shown for each flat having their own individual access to the property.

This application should be a Full application as what was previously a permitted guest house has radically changed. The applicants state that over the years there has been a change (without planning permission) for the guest house to become bedsits/studio flats but they were never 8 independent flats.

The council tax for 2023 was for 7 dwellings + 2 i.e. garage and shed at rear. New council tax submitted 10th April 2024.

Shown in my objection to this CLED are photos showing new doors added in 2023/2024. This is just two of the dwellings but doors were added to all to make them independent access in 2023/2024.

Kind regards

Mrs Hunt

On Rightmove: 5.10.2024 – New door for access added



- Self contained studio apartment
- Brand Newly refurbished with high quality fixtures & fittings inc high performance double glazing, ceramic tiling & solid oak doors

Rightmove 9th May 2023 – New door for access added

Studio Flat, Copper Beeches, Bath Road, Knowl Hill, Reading, RG10 9UT

Studio1

