

Planning Application 251221 – rear 302 and rear 304 London Road, RG40 1RD – Certificate of Lawfulness

Additional relevant information regarding land fenced for Mulberry Veterinary Practice from 30 June 2021 until March 2022.

Referencing Planning Applications PA213796 and PA220367, submitted by Mulberry Veterinary Practice, in respect of land rear of 302 London Road, owned by Applicant 251221, fenced for the sole use by Mulberry Veterinary Practice,

- The stated hours of opening, in the Design and Access Statement against PA213796 and again in the Design and Access Statement against PA220367 show that there will be **no change of hours of opening and remain as existing:**

Monday – Friday 8.00 to 19.15
Saturday 8.30 to 16.00

Therefore, the **relevant hours that the Applicant of 251221 could potentially have had any access to the land fenced off** for sole use by the Veterinary Practice are **after 4.00pm** on a **Saturday** afternoon **through to prior 8.00 am** on a **Monday** morning. The **letter from the Business Director, Mulberry Veterinary Practice, dated 20 February 2023**, submitted on the **Planning Portal 22 July 2025** is **misleading** regarding potential use at “weekends” by Applicant of 251221.

- There was **no direct access from 304 London Road** onto the 1.8m high solid fenced land for use by Mulberry Veterinary Practice. The **only access to that fenced land** was through a **very narrow driveway** (adjacent west elevation of 302 London Road, Veterinary Practice) which is only just wide enough for a domestic car and not anything larger than that.
- It is most likely that if the Applicant PA251221 had availed himself of the agreement to use Veterinary Practice domestic car parking during any out-of-working hours then why take the vehicle down onto the fenced off land when there are parking spaces forward of 302 London Road directly accessible from the main road?
- The submitted application form against both Mulberry Veterinary Practice applications clearly state and clarify that the use of the fenced land commenced 30 June 2021. *[Evidence already submitted ceased use by Mulberry Veterinary Practice in March 2022].*

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