

Mr R Pearce
4 Woodrow Drive
Wokingham RG40 1RS

OBJECTION: PA 251221 – Cert lawfulness – rear of 302 and rear of 304 London Road, RG40 1RD

There were similar Cert Lawfulness Applications lodged in 2017 and 2018. Both these Applications were refused. Information submitted against these applications were vague and lacking definitive detail. Information submitted against PA251221 is similarly vague and some information submitted is not accurate and/or misleading.

There have been numerous Enforcement Enquiries and Reports regarding the unlawful use and nuisance caused by unregulated activities on the whole site rear of 302, rear 304 and rear 306. While Enforcement Enquiries and actions are in progress the activities causing nuisance and concerns cease. However, something always seems to start up after a period of quiet and calm.

Our rear boundary directly abuts the area rear of 302 London Road and the west side of the Annexe rear of 304 London Road. The 'non-residential' activities witnessed by myself and my wife since we moved here in November 2019 have **NOT BEEN LIMITED TO CAR REPAIRS**.

- **Example Christmas Trees.** Every year, the Applicant sells Christmas Trees from the front area of main house 304 London Road and the adjacent driveway that leads to the enclosed rear T-shaped plot encompassing rear of 302, rear 304 and rear 306. The trees are delivered on pallets, using the vehicle [REDACTED] subject of the submitted photo by the Applicant of DVSA Licence. The trees are stored both on the pallets located usually rear of 302 and/or rear of 304 London Road. Some pallets also remain on the vehicle until they are needed and/or room on site to take off the lorry. They are usually delivered early November and remain on site until almost Christmas when they are burnt but this year left at the front of 304 London Road presumably for removal off site.

While all the trees are stored on the site and displayed for sale visible to the London Road there cannot be room or opportunity for the Applicant to also conduct a Car Repair business. This was particularly true in 2023 when the site rear of 304 and rear 302 was congested with building materials for use against PS222556 new build.



10 November 2023 – Christmas Trees rear 302 London Road



7 December 2023 - View from our garden showing empty pallets balanced on Annexe wooden veranda and Christmas trees remaining stacked on pallets.

- **Example of many vehicles brought onto site that ARE NOT CAR REPAIRS**



24 February 2021



18 September 2024 – Old Horsebox.



24 April 2024



2 May 2025 – Large vehicle parked rear 302 London Road. Logo is visible



12 May 2025 – Same large vehicle shown above photo dated 2 May 2025. Logo has been removed. This vehicle moved adjacent Annexe rear 304 London Road on 22 May 2025 before being moved off site a few days later.



19 June 2023 – Large ‘digger’ on Recovery vehicle forward of garage/workshop

- **Example congested site during construction self-build dwelling rear of 306 London Road – restricted access to garage/workshop.**



16 February 2024

- **Advertisement ‘Digger and Dumper Hire’** on Facebook against Dr. Carkeys. The ‘screenshot’ photograph below, **dated 7 March 2023**, shows the plant machinery on the boundary with rear of 304 / 302 London Road. This is NOT CAR REPAIRS!

