



SUPPORTING STATEMENT

*PROPOSAL: CERTIFICATE OF LAWFULNESS APPLICATION TO ESTABLISH THE
CONTINUED USE OF PARTS OF THE SITE FOR B8 (STORAGE OR DISTRIBUTION)
PURPOSES, INCLUDING ANCILLARY OFFICE USE*

AT

Oakdene, Packet Boat Lane, Uxbridge, UB8 2JR

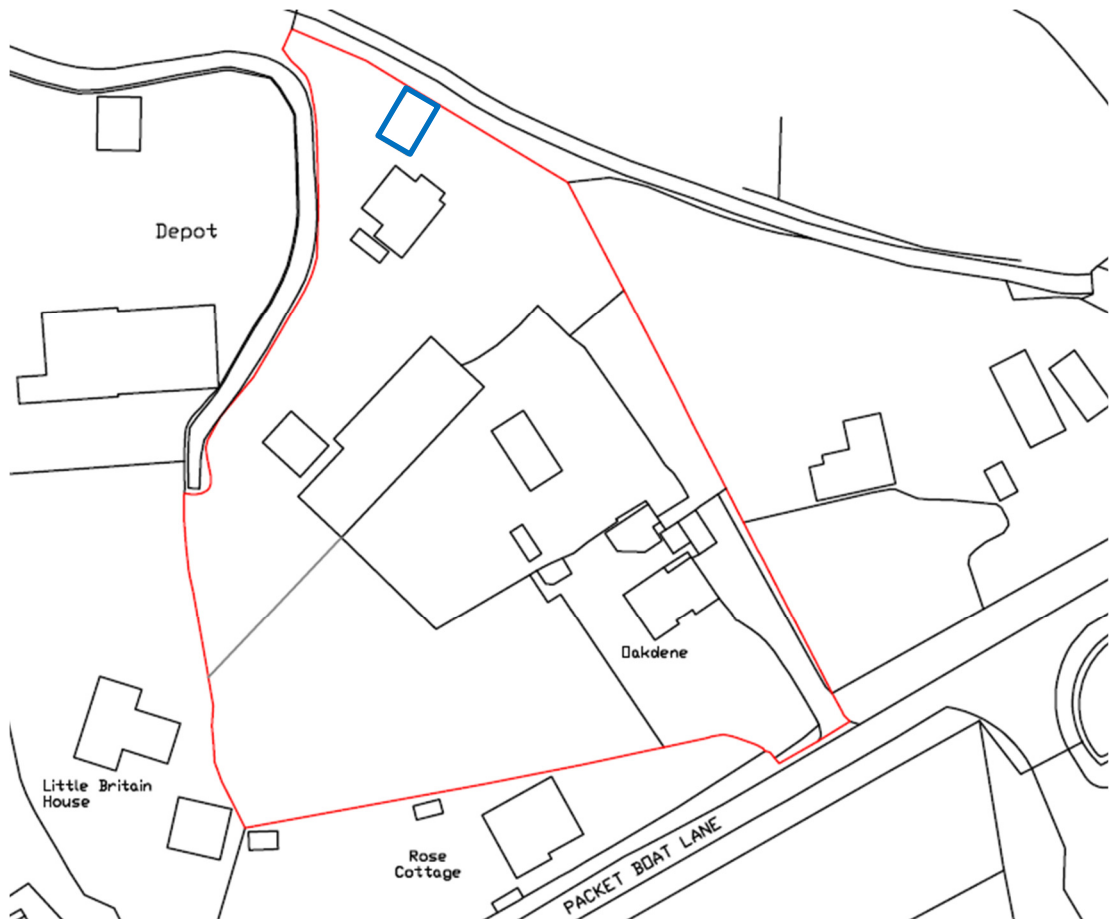
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1.0 INTRODUCTION

- 1.1 This statement has been prepared by RJS Planning, Mr Surjit Singh, in support of an application for a Certificate of Lawfulness to establish the continued use of parts of the site for B8 (Storage or Distribution) purposes, including ancillary office use, at Oakdene, Packet Boat Lane, Uxbridge, UB8 2JR.



- 1.2 The application seeks to establish that the use of the site for B8 (Storage or Distribution) purposes is lawful by reason of the passage of time. The evidence demonstrates that the site has been continuously used for these purposes from 2000 to the present day, substantially in excess of the applicable ten-year enforcement immunity period.
- 1.3 This statement and the accompanying evidence demonstrate, on the balance of probabilities, that the continued use of the site for B8 (Storage or Distribution) purposes is therefore lawful by reason of the passage of time.

purposes, the C3 residential area and areas which are shared between the residential and commercial uses.

- 2.4 Vehicular access to the site is provided from Packet Boat Lane via the existing access and driveway, which forms part of the shared areas of the site.



Oakdene



Ancillary office on land at Oakdene

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3.0 LAWFULNESS OF THE EXISTING USE

- 3.1 This application seeks to establish the lawfulness of the existing B8 (Storage or Distribution) use of the identified parts of the site, including ancillary office use, by reason of the passage of time.
- 3.2 In determining an application for a Certificate of Lawfulness, the relevant test is one of fact and law rather than planning merit. The applicant is required to demonstrate, on the balance of probabilities, that the use has subsisted without significant interruption throughout the relevant enforcement immunity period. The evidence submitted with this application demonstrates that the commercial use at Oakdene has continued for substantially in excess of the necessary ten-year period.
- 3.3 The commercial use of the site is associated with JJ Services, a small skip-hire business operated by Mrs Jacqui Dalrymple. The business has operated from Oakdene since 2000 and involves the storage of empty skips at the site, together with the parking of the associated commercial vehicle and ancillary administrative activities. Waste collected from customers is disposed of at appropriate facilities elsewhere, with no waste sorting, processing or transfer activities undertaken at the application site.
- 3.4 The application is supported by the following evidence:
- signed witness statement of Mrs Jacqui Dalrymple, dated 7 July 2026;
 - letter from Bucks Tax & Payroll Services Ltd, dated 20 September 2024 and 21st July 2026;
 - historic and recent invoices, financial records and other business documentation relating to JJ Services;
 - operator, vehicle insurance and Environment Agency documentation;
 - telephone and other records linking the business to Oakdene;
 - historic aerial imagery and recent photographs demonstrating the physical use of the site; and
 - the existing block plan identifying the residential, B8 and shared areas of the site.
- 3.5 The principal first-hand evidence is provided by Mrs Jacqui Dalrymple in a signed witness statement dated 7th July 2026. Mrs Dalrymple confirms that she is a joint freehold owner of Oakdene and has lived at the property continuously since 1968. She

further confirms that she has held an operator's licence at the address since 2000 and has operated a small skip-hire business as a sole trader continuously from Oakdene from 2000 to the present day.

- 3.6 Mrs Dalrymple confirms that the lorry associated with the business is parked at Oakdene and that she owns approximately 20 skips, with empty skips stored and stacked at the property when not in use. She explains that generally fewer than half of the skips are present at the site at any one time. The witness statement also confirms that no workshop is operated from Oakdene and that vehicle inspections, servicing and maintenance are undertaken by an off-site mechanic.
- 3.7 Mrs Dalrymple's account is independently corroborated by two letters from Bucks Tax & Payroll Services Ltd, dated 20 September 2024 and 21 July 2026. The 2024 letter confirms that Mrs Dalrymple has traded as the skip-rental business JJ Service, that the day-to-day operations of the business take place at Oakdene and that the business had traded from the site from 2000 to the date of the letter. The subsequent 2026 letter provides further confirmation that Mrs Dalrymple has continued to trade as JJ Service from Oakdene continuously from 2000 to the present date.
- 3.8 Business records provide further evidence of the longstanding nature of the use with historic invoices dating from 2006 identifying JJ Services/J Dalrymple at Oakdene and record the provision of skips to customers. The tax and accounting documentation submitted with the application similarly relates to the operation of the skip and vehicle hire business. These records are consistent with both Mrs Dalrymple's first-hand account and the independent confirmation provided by her accountant.
- 3.9 The more recent documentary evidence demonstrates the continuation of the same commercial operation. An invoice dated 6th September 2024 is addressed to JJ Services at Oakdene and relates to the DAF commercial vehicle used by the business. Significantly, the document identifies Oakdene as the appointment site and Jacqui as the site contact, providing evidence of the commercial vehicle being physically associated with the site rather than Oakdene merely being used as a correspondence address.
- 3.10 Further independent evidence is provided by an Environment Agency waste carrier registration dated 25th October 2024 and addressed to JJ Services at Oakdene. The continuing commercial operation is also evidenced by more recent business documentation, including an equipment invoice dated 4th March 2026 and addressed to J & J Services at Oakdene.
- 3.11 The documentary evidence is further supported by historic aerial imagery of the site. Google Earth imagery shows the mobile building in position from at least 1999,

demonstrating the longstanding physical arrangement of the site. From 2015 onwards, the aerial imagery shows skips stored within the commercial parts of Oakdene, providing independent visual evidence of the use of the site for storage associated with the skip-hire business.



1999 Google Earth Image – Mobile building in position



2015 Google Earth Image – Skips/storage visible

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2018 Google Earth Image - Skips/storage visible



2020 Google Earth Image – skips/storage still visible

- 3.12 The historic aerial imagery is consistent with Mrs Dalrymple's evidence that the business has operated continuously from Oakdene since 2000 and that empty skips are stored and stacked at the property when not in use. The imagery from 2015 onwards is particularly relevant as it demonstrates that the physical appearance of the B8 use was established prior to the commencement of the relevant ten-year period and remained evident thereafter.

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2026 Google Earth Image – showing consistent use



Skip storage

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Existing site

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- 3.13 The nature of a skip-hire operation means that the number of skips physically present at Oakdene at any particular time will necessarily vary as skips are delivered to and collected from customers. As confirmed by Mrs Dalrymple, generally fewer than half of the approximately 20 skips owned by the business are stored at Oakdene at any one time. Any variation in the number of skips visible at the site at different dates does not therefore represent an interruption or cessation of the use but is an inherent characteristic of the operation of the business.
- 3.14 The current arrangement is also reflected on the accompanying block plan, which identifies the areas used for storage, skip storage, vehicle parking and associated activities, together with the mobile home used as an office. The plan records 22 skips on the site and identifies trucks, a skip-hire vehicle, forklift and trailer amongst the vehicles and equipment associated with the commercial use.
- 3.15 Taken together, the evidence provides a consistent and mutually supportive account of the use of the site. It comprises first-hand evidence from the person who has operated the business throughout the relevant period, independent confirmation from her accountant, contemporaneous business and financial records, telephone and other records linking the business to Oakdene, operator, commercial vehicle and Environment Agency documentation, together with historic aerial imagery and current photographic evidence. There is no evidence of any material interruption or abandonment of the commercial use during the relevant period.
- 3.16 Accordingly, the evidence demonstrates, on the balance of probabilities, that the identified parts of the site have been continuously used for B8 (Storage or Distribution) purposes, together with ancillary office use, for a period substantially exceeding ten years. As a result, the use is therefore lawful by reason of the passage of time.

4.0 LIST OF DOCUMENTS SUBMITTED WITH THE APPLICATION

4.1 In addition to this Planning Statement, the application is accompanied by the following plans, property records and supporting evidence:

1. Site Location Plan – Drawing No. 2JR-OK-00.
2. Site/Block Plan – Drawing No. 2JR-OK-01.
3. Official Copy of the Register of Title – Title No. MX312530.
4. Official Copy of the Title Plan – Title No. MX312530.
5. Oakdene proof of commercial use, 1999–2025.
6. Packet Boat Lane historical imagery, 1999–2025.
7. Accountant's letters dated 20th September 2024 and 21 July 2026.
8. Bank letter.
9. Bank statements
10. Supporting business records dated/scanned 24 June 2026 – six documents.
11. Business invoices.
12. O2 account records – two documents.
13. Telephone bills covering August 2014 to June 2026.
14. Caravan licence.
15. Operator licence.
16. Vehicle insurance records.
17. Skip invoices covering 2006–2026.
18. Further skip invoices – two documents.
19. Skip business tax record.
20. Tax returns covering 2015–2025.
21. Whiteboard business records dated 21 June 2026 – two documents.
22. Witness statement concerning the operation of the business.

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5.0 CONCLUSION

- 5.1 This application seeks a Certificate of Lawfulness in respect of the continued use of the identified parts of Oakdene for B8 (Storage or Distribution) purposes, including ancillary office use.
- 5.2 The evidence submitted demonstrates that JJ Services has operated from Oakdene since 2000. The use has comprised the storage of empty skips and associated equipment, the parking of the commercial vehicle used in connection with the business and ancillary administrative activities. There is no waste sorting, processing or transfer activity undertaken at the site and no workshop or vehicle repair activities are carried out at Oakdene.
- 5.3 The evidence comprises the signed witness statement of the business operator, independent confirmation from her accountant, historic and recent business records and invoices, commercial vehicle and Environment Agency documentation, together with historic aerial imagery and current photographic evidence. The evidence is mutually consistent and demonstrates that the commercial use was established well before the commencement of the relevant ten-year period and has continued without material interruption or abandonment.
- 5.4 Accordingly, on the balance of probabilities, the applicant submits that the evidence demonstrates that the identified parts of the site have been continuously used for B8 (Storage or Distribution) purposes, including ancillary office use, for a period substantially exceeding ten years.
- 5.5 The use is therefore lawful by reason of the passage of time and therefore, it is politely requested that a Certificate of Lawfulness be granted accordingly.