

Your ref:

Our ref: HFNH 2 TP 03

Date: 15.07.25

*Planning Department
Wokingham Borough Council
Shute End,
Wokingham,
Berkshire,
RG40 1BN*

Dear Sir / Madam,

RE: Class E Certificate of Lawful Development for the construction of a new gardening outbuilding at Holme Farm, Aston, Henley-on-Thames, RG9 3DJ.

On behalf of the applicant, DP Architects have been instructed to prepare and submit this Certificate of Lawful Development application for the construction of a new garden outbuilding to provide potting and seed germination facilities along with a gardener's WC and a small garden store.

To accompany this covering letter, we also submit the following drawings for consideration:

- 25 HFNH SL01 (Site Location Plan)
- 25 HFNH EX01 (Existing Site Plan)
- 25 HFNH SP02 (Proposed Gardening Outbuilding Site Plan)
- 25 HFNH PE01 (Proposed Gardening Outbuilding Plan & Elevations)
- CIL Form 1

Regarding the criteria for Class E, we confirm the following:

E.1

- a) Permission to use the dwellinghouse as a dwellinghouse was not granted by virtue of Class M, N, P, PA or Q.
- b) The total area of ground covered by buildings, enclosures and containers within the curtilage measures under 5% of the total curtilage area of the original dwellinghouse.
- c) No part of the building, enclosure, pool or container is situated on land forward of a wall forming the principal elevation of the original dwellinghouse, as is illustrated on the proposed site plan.
- d) The proposed building is single storey.
- e) The proposals are 4.5m from the closest boundary, have a dual pitched roof and do not exceed 4 meters in height.
- f) The eave height of the proposed building does not exceed 2.5m as is illustrated on the proposed elevations.
- g) The proposals are not situated within the curtilage of a listed building.

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- h) The proposals do not involve the construction or provision of a verandah, balcony or raised platform.
- i) The proposals do not involve a microwave antenna.
- j) The proposals are for an outbuilding.

E.2

The site is not within a World Heritage Site, National Park, area of outstanding natural beauty or the Broads.

E.3

The site is not situated on article 2(3) land.

E.4

The proposals are for a gardening outbuilding to provide the following ancillary gardening facilities for the occupants of the main dwelling:

- Potting room
- Seed germination room / racks
- Gardeners WC for muddy toilet access
- Gardeners store for protective equipment and tools etc.

The purpose of the proposed outbuilding is therefor considered to be incidental to the enjoyment of the main dwellinghouse.

The proposed outbuilding is to be constructed from materials to match the existing dwelling.

We trust that you have everything you require to successfully determine the application however, should you require any additional information, please do not hesitate to contact us.

Kind regards,

Calum Bluck

CALUM BLUCK – Associate | Architect (RIBA)

For DP Architects