

Statutory Declaration of Daniel Nash

I Daniel Nash, of 1 Hill House Cottages, Milley Lane, Hare Hatch, Twyford, Berkshire, RG10 9TH, do solemnly and sincerely declare as follows:

1. This statutory declaration is made with regard to a small outbuilding which is used as a home office and study, located in the garden of my home at 1 Hill House Cottages. The location of the building is shown edged in red on the plan labelled Exhibit 1.
2. An application is being made for a Certificate of Lawful Existing Use (CLEU) to regularise this outbuilding and this statutory declaration sets out my own recollection and evidence to support the application.
3. I decided in 2016, that I would build small outbuilding to act as a home office, partly so that I could work from home without disturbance, but also to provide my wife and I a quiet space/study where we could access a computer.
4. I believed that I was able to build an outbuilding for use as a home office using permitted development, in particular, before building, I referred to number of online resources, including The Planning Portal, which said that as long as our home was mainly used as private residence, that the business did not result in a marked rise in traffic or people calling, and did not result in activities unusual in residential area which may disturb our neighbours, then planning permission was not required.
5. In terms of the construction of the outbuilding, work started in early July 2016. I attach in Exhibit 2 a picture taken on my phone and dated 3rd July 2016 which shows the ground preparation, including a sub base and shuttering for concrete.
6. In Exhibit 3, I attach a picture taken on my phone and dated 4th July 2016 which shows the concrete base for the outbuilding having been poured. After the concrete base had cured, the rest of the building work could start. The outbuilding is of simple timber framed construction, by the 21st July 2016, much of the framing work had

been completed, as can be seen in the dated photograph shown in Exhibit 4.

7. As the building is small, it didn't take very long to build, and by the 22nd July 2016 the roof had been completed and we had started on the external cladding – this can be seen in the dated photo in Exhibit 5.
8. By the 27th August 2016, the outbuilding had been substantially completed, all of the external cladding was attached and stained black, the doors and windows had been fitted and the gutters and downpipes all installed. This is clearly shown on the dated photo in Exhibit 6.
9. Shortly after the photo in Exhibit 6 was taken the office was fitted out internally with a desk, printer, and filling draws etc.
10. The building although small measuring 2.6m x 3.65m x 3.2m provided just what I needed, a space where I could speak with people on the telephone, carry out research and fill out paperwork in peace and quiet. It made working from home so much easier, and without domestic noise in the background, I believe it also sounded much more professional when I was conversing with clients. I was also close to the house so I had easy access to the kitchen if I wanted a cup of tea, and the loo for toilet breaks!
11. I have however recently been informed that as the overall height of the outbuilding exceeds 2.5m, the building itself would not be considered to be permitted development, hence why I am submitting evidence to demonstrate that on the balance of probability, the building has been in place in its current form for over four years prior to the 24th April 2024. I can therefore categorically confirm that the outbuilding in question was substantially completed by the end of the Summer of 2016 and has remained the same up to the current time
12. For the avoidance of doubt the home office is simply that, a place where I can work from home and which doubles as a study and quiet room. The outbuilding is therefore wholly incidental to the residential use of the dwelling house.

the Statutory Declarations Act 1835.

Signed and declared by and above

named Mr. Daniel

in the County of

Berkshire

this

06/

day of Aug 2024

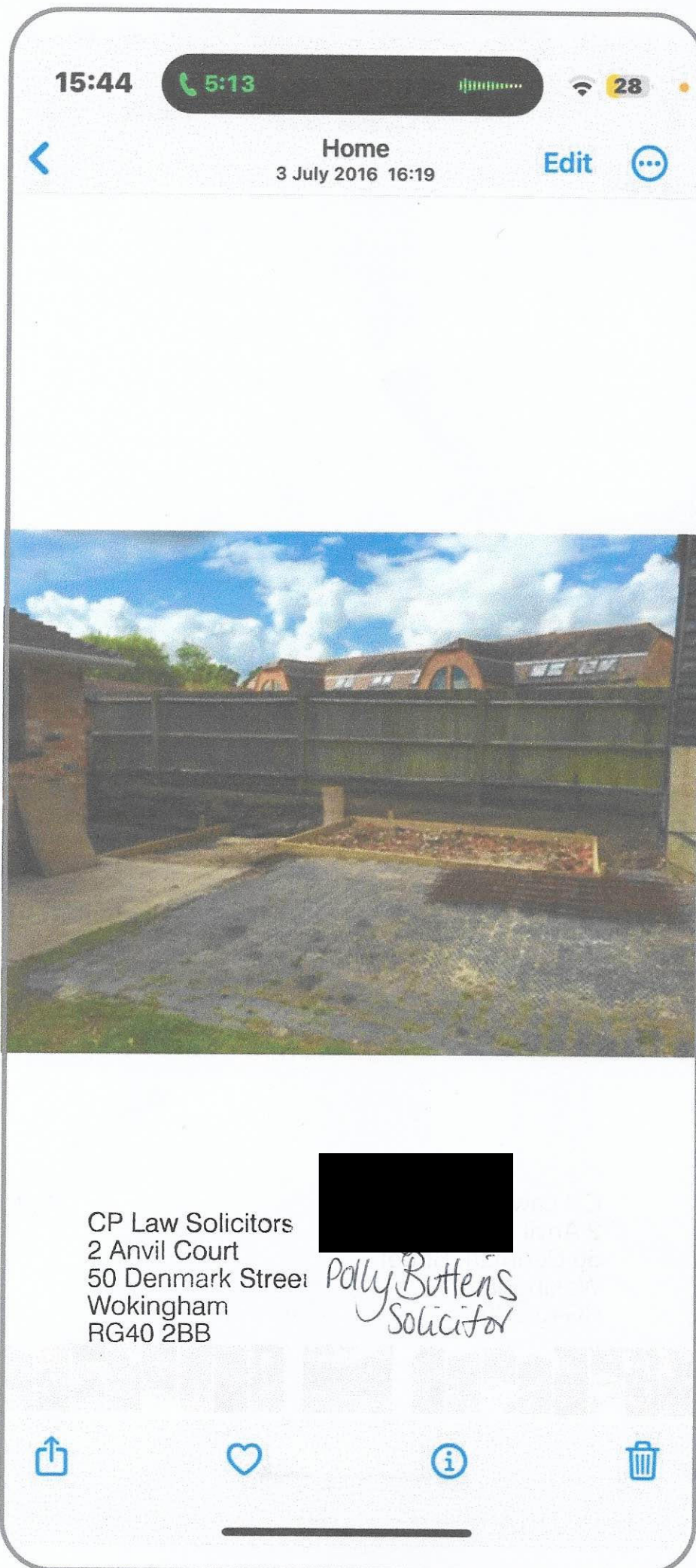
Before me

Polly Buttenis, Solicitor

Solicitor/Commissioner for Oaths

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2 Anvil Court
50 Denmark Street
Wokingham
RG40 2BB

STATUTORY DECLARATION OF DANIEL NASH—EXHIBIT 2



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Solicitor*

STATUTORY DECLARATION OF DANIEL NASH—EXHIBIT 4

15:45

6:39

27



Home
21 July 2016 13:13

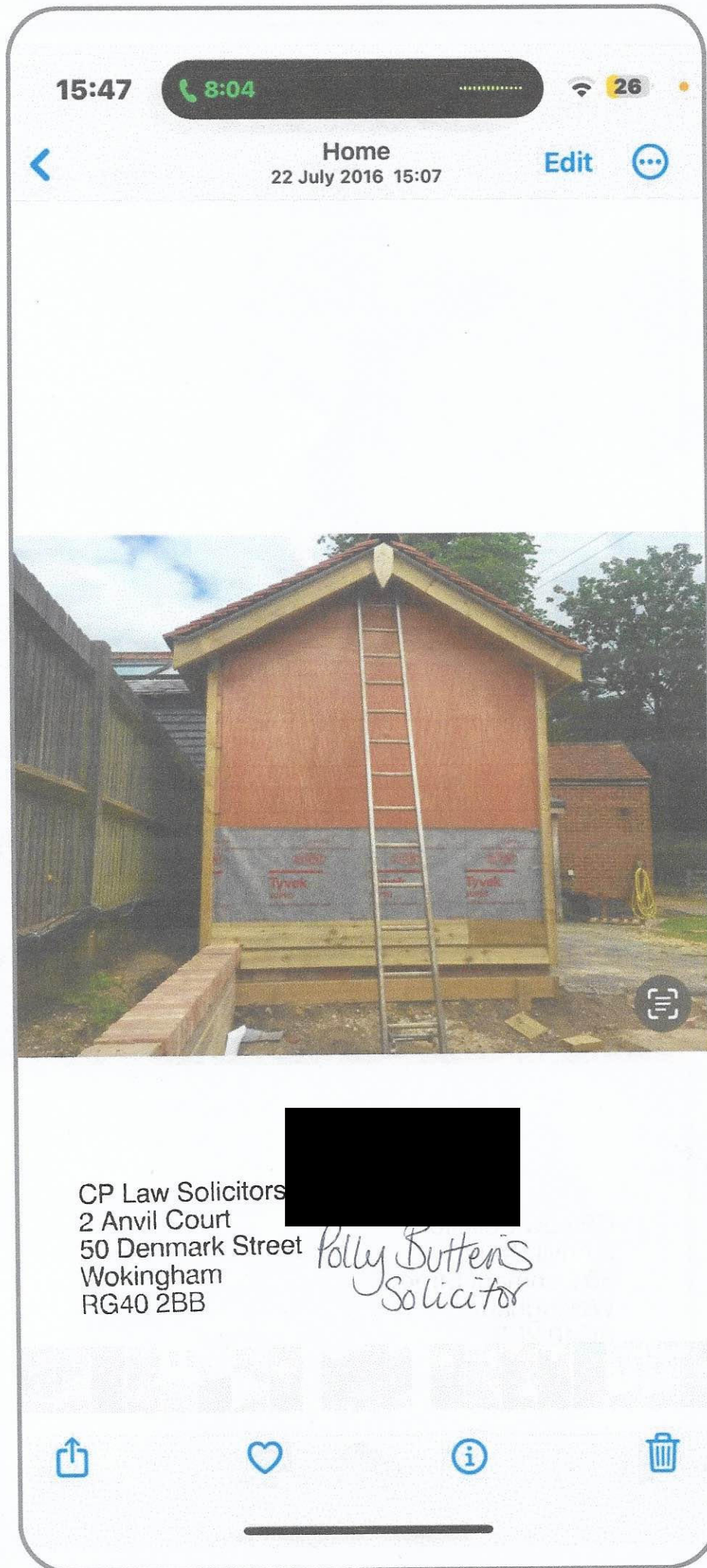
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STATUTORY DECLARATION OF DANIEL NASH—EXHIBIT 6

